one dollar

Selected HOME PLANS



HOME BUILDING PLAN SERVICE

FOR YOUR INFORMATION...

The Home Building Plan Service is an organization which specializes in home planning and carries on a continuous study of home design, emphasizing comfort, beauty, utility and building economy. From this continuous application, from years of experience in this field and from cooperation with builders, this book has evolved.

Amateurs Succeed in Building

Once you have selected a home and ordered your plan you will find this same careful study apparent in your working blueprints. Builders often compliment us on our methods of detailing our plans, endorsing them as being unusually clear and simple. We have eliminated many old-fashioned principles of dimensioning and presentation which have proven inadequate. We are proud of the fact that even amateurs, with little or no previous experience, have undertaken to build their own homes from our plans and have succeeded.

Worldwide Popularity

The appeal and popularity of these designs is further evident from the fact that orders have been received from Canada and Mexico, from Alaska, Hawaii, Central and South America, from France, Belgium, Greece, Italy, Spain, Portugal, Norway, Sweden, from South Africa and Australia, and even from China. But most important to you is the fact that sturdy, pleasant homes have been successfully built in every state and section of our own country.

Successful Homes

These homes are successful from the standpoint of construction because they are planned to be sound, yet neither over-built nor under-built. They are successful from a financial standpoint because they are planned to be beautiful on their own merits, not because of expensive decoration and unusual, costly features, which may be striking at first glance, but useless in the long run.

Find Your Dream Home

The following information describes the facilities and services that are available to you. Between these covers we feel sure that you can find a home that fits your requirements, your pocketbook and your dreams.

In the foregoing paragraphs we explained our aims and our methods and gave you some idea as to the nature and extent of our business. Now, we assume you have selected your home and are ready to purchase the working blueprints.

Using Your Order Blank

First of all, on your order blank you will see a place for the plan number. Identification of each plan and variation throughout the book is clearly indicated by number.

Material Lists Save Time

The next service listed is the itemized material list which is considered by many to be as important as the plans. In this list of materials, we not only give the amounts of material necessary to build the home, but we break them down into separate use such as joists, rafters, studs, etc. This material list includes such things as millwork, shingles, flooring, lath and plaster, number of bricks and the other materials that go into the home. Even experienced contracors often buy these lists because their own cost in figuring material would exceed $5.00 and because they realize that we are more familiar with the plan and consequently will make a more accurate bill of materials.

Plumbing Diagrams

The typical plumbing and sewage disposal diagram is especially valuable to builders in suburban areas since it gives instructions for building cesspools and septic tank systems and extent of drainage field necessary under certain conditions. It also shows in graphic form the various plumbing connections and arrangements throughout a house.

**Specifications*

A description of materials to be used in construction is prepared on forms that are suited for use in obtaining an F.H.A. insured loan. These forms are patterned after the minimum property standards required when building under Federal Housing supervision.

Other Services

The space for extra sets of the plan you order is, of course, self-evident. Although you receive four sets of blueprints with your order, in some cases it is necessary to have an extra set or two of the plans.

These various additions to the working plans are left optional to avoid extra costs to those who wish to order only the working blueprints. Any plan may be reversed for an additional $10.00.

Alterations

In some cases you will find that a certain plan is suitable with some changes. We are equipped to make these changes at a cost proportionate to the work involved. A letter or a diagram describing the change you require will receive prompt attention and we will estimate the most economical charge consistent with good practice.

We also welcome correspondence from those whose requirements may not be completely fulfilled by any of the plans exhibited in this book and whose problems need individual attention.

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by
HOME BUILDING PLAN SERVICE

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ORDER FORM

HOME BUILDING PLAN SERVICE
2454 N. E. SANDY BOULEVARD
PORTLAND 12, OREGON

PHONE TRinity 5666

Please send to the name and address given below, four sets of complete working blueprints for **PLAN NO.**.....

I understand that the basic plan order is to include four sets of working blueprints at a cost of. **$25.00**

Besides the blueprints, I wish the following special services which are available only with an order for blueprints:

Itemized material list at. $5.00. $.....

Typical plumbing and sewage disposal diagram at. $5.00. $.....

Specifications (*See inside front cover) $5.00. $.....

Separate Garage Plan at. $5.00. $.....
Not Necessary on Plans with Attached Garage.

.....Reverse Plan at. $10.00. $.....

.....Extra sets of same plan at. $5.00 per set . . $.....

I enclose payment for the services checked in the amount of. TOTAL — $.....

NAME.....

ADDRESS.....

CITY.....STATE.....

DATE.....

Prices subject to change without notice.

ORDER FORM

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2454 N. E. SANDY BOULEVARD
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.....Extra sets of same plan at. $5.00 per set . . $.....

I enclose payment for the services checked in the amount of. TOTAL — $.....

NAME.....

ADDRESS.....

CITY.....STATE.....

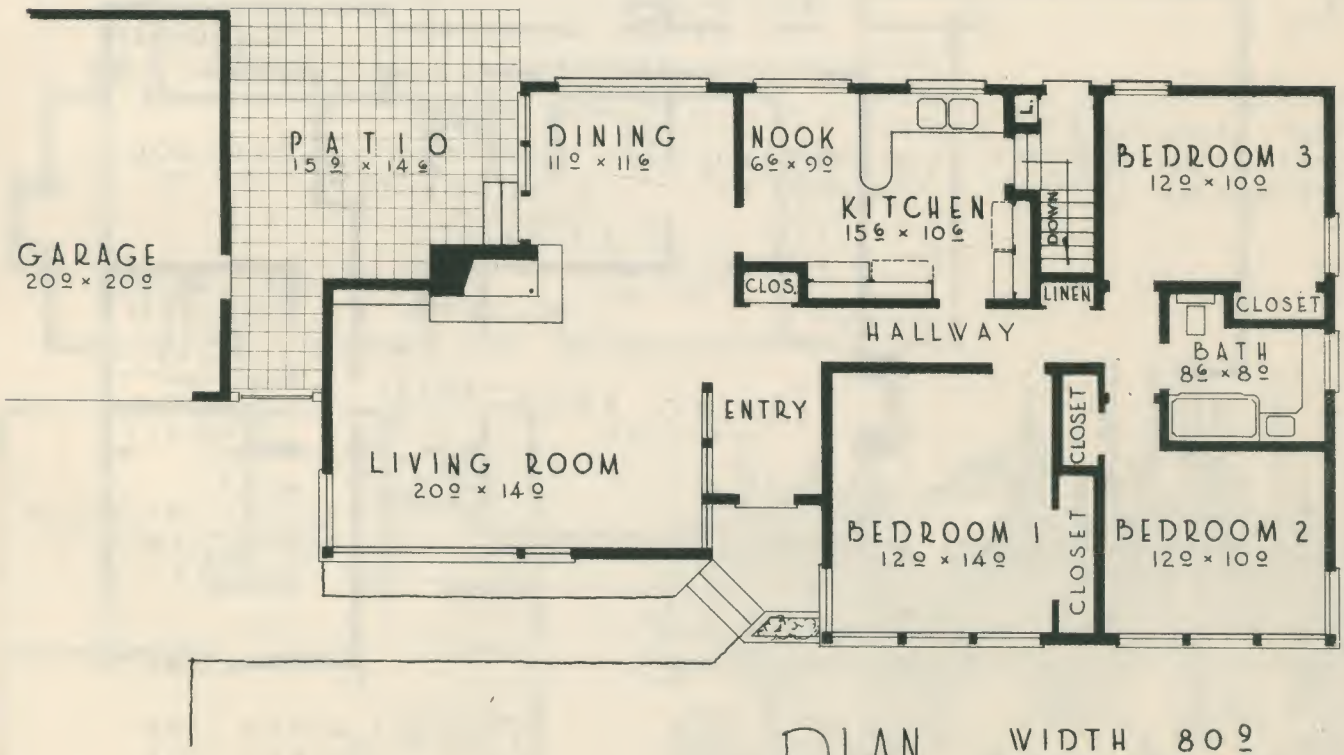
DATE.....

Prices subject to change without notice.

PREFERRED PLAN NUMBER ONE:

RESULTS FROM A SPECIAL SURVEY OF PROSPECTIVE HOME OWNERS INDICATED THAT THE MAJORITY OF PEOPLE WISH TO BUILD A THREE BEDROOM, SINGLE STORY, HIPPED ROOF, RANCH STYLE HOME. PLAN NUMBER 1198 HAS BEEN DESIGNED TO EMBODY THE FEATURES MOST HOME BUILDERS EXPECT TO HAVE IN THEIR NEW HOME.



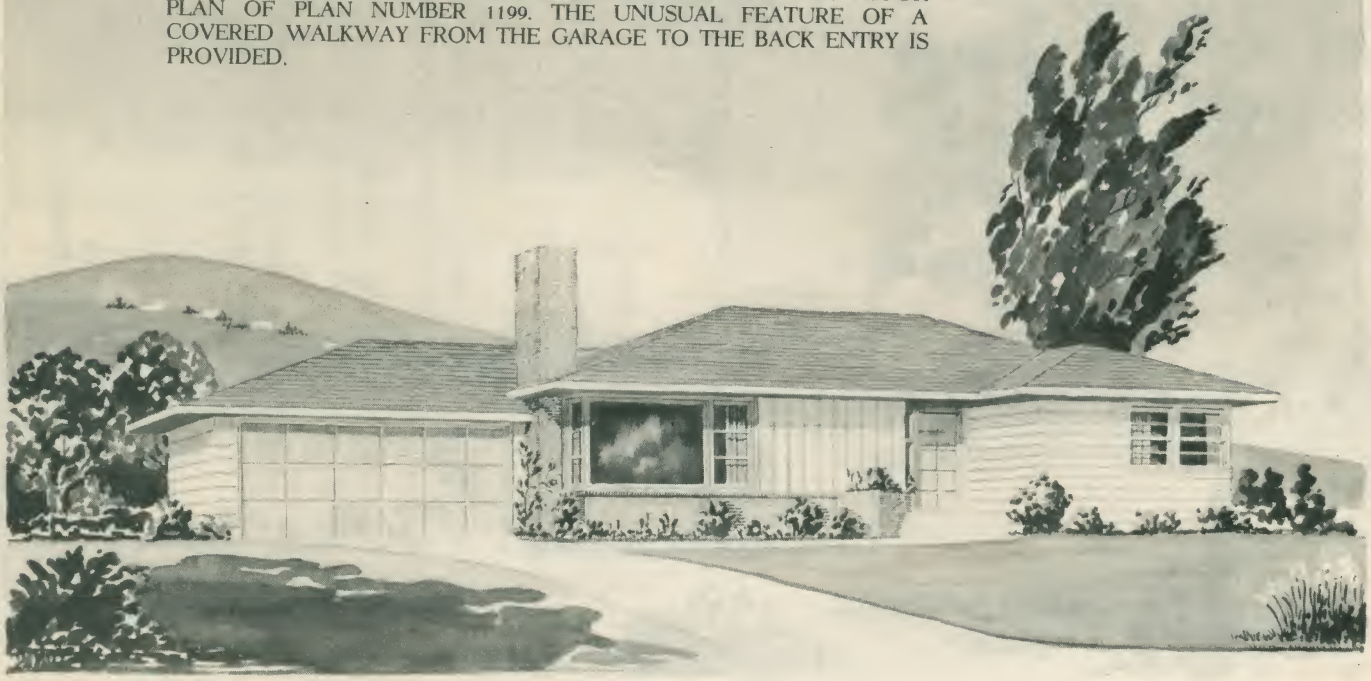


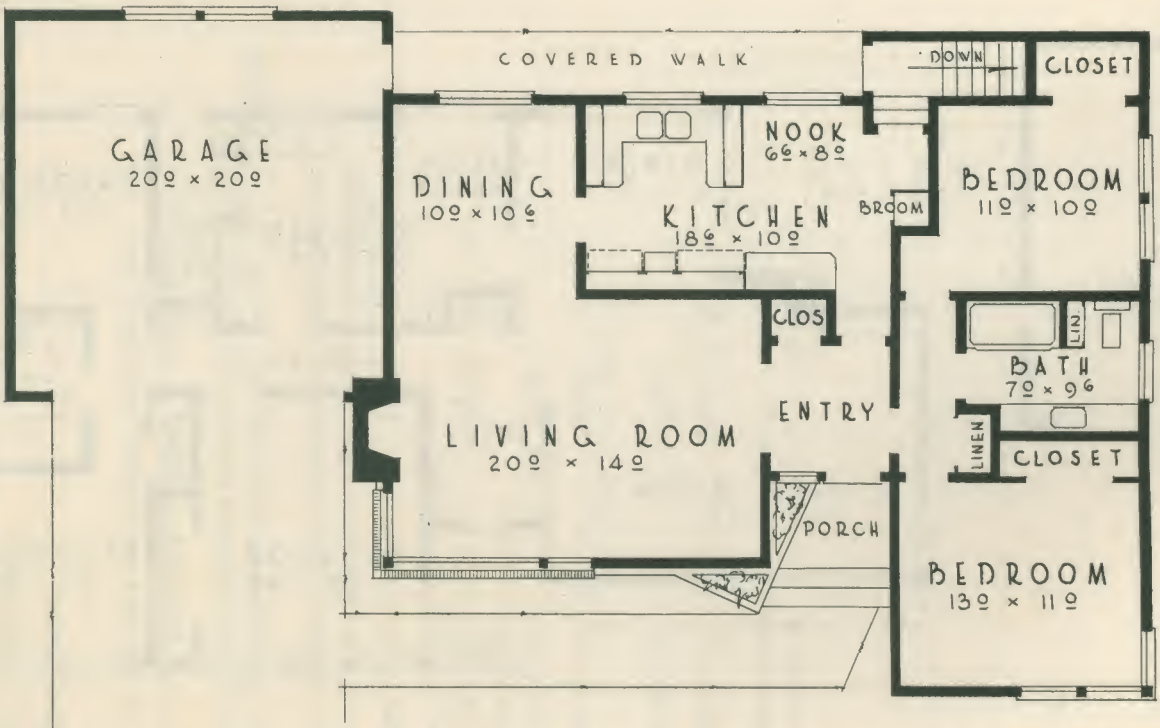
PLAN 1198

WIDTH 80'
DEPTH 34'
AREA 1390 □

PREFERRED PLAN NUMBER TWO:

IN RESPONSE TO QUESTIONS ASKED OF HOME BUILDERS, 41% EXPRESSED THEIR INTENTION TO CONSTRUCT A TWO BEDROOM, ONE STORY, HIPPED ROOF RANCH STYLE HOME WITH BASEMENT. NOTE HOW THE ENTRY AND CENTRAL HALLWAY PROVIDES EXCELLENT CIRCULATION OF TRAFFIC THROUGHOUT THE FLOOR PLAN OF PLAN NUMBER 1199. THE UNUSUAL FEATURE OF A COVERED WALKWAY FROM THE GARAGE TO THE BACK ENTRY IS PROVIDED.



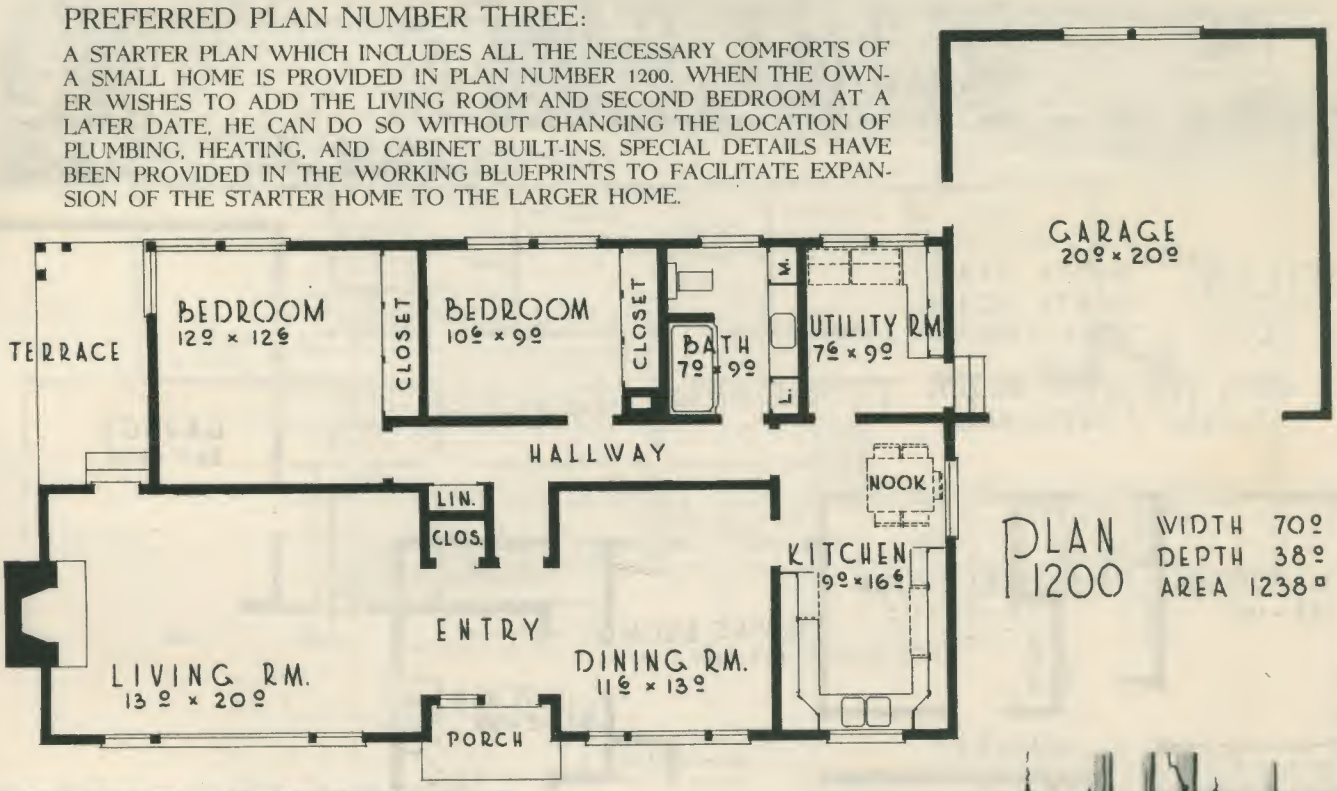


PLAN 1199
- WIDTH 62º
- DEPTH 36º
- AREA 1173□

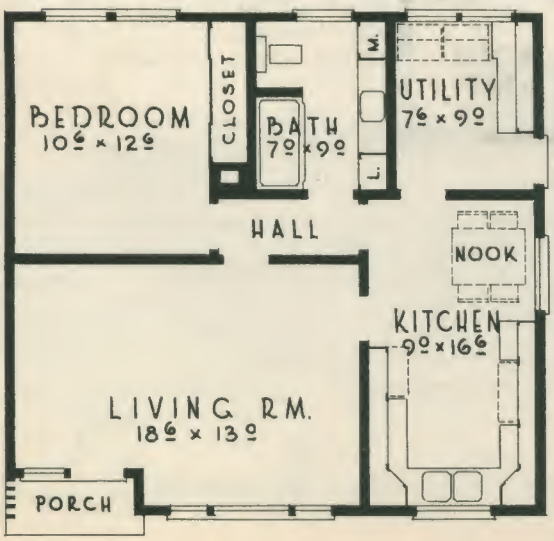


PREFERRED PLAN NUMBER THREE:

A STARTER PLAN WHICH INCLUDES ALL THE NECESSARY COMFORTS OF A SMALL HOME IS PROVIDED IN PLAN NUMBER 1200. WHEN THE OWNER WISHES TO ADD THE LIVING ROOM AND SECOND BEDROOM AT A LATER DATE, HE CAN DO SO WITHOUT CHANGING THE LOCATION OF PLUMBING, HEATING, AND CABINET BUILT-INS. SPECIAL DETAILS HAVE BEEN PROVIDED IN THE WORKING BLUEPRINTS TO FACILITATE EXPANSION OF THE STARTER HOME TO THE LARGER HOME.



PLAN 1200 — WIDTH 70º, DEPTH 38º, AREA 1238 □

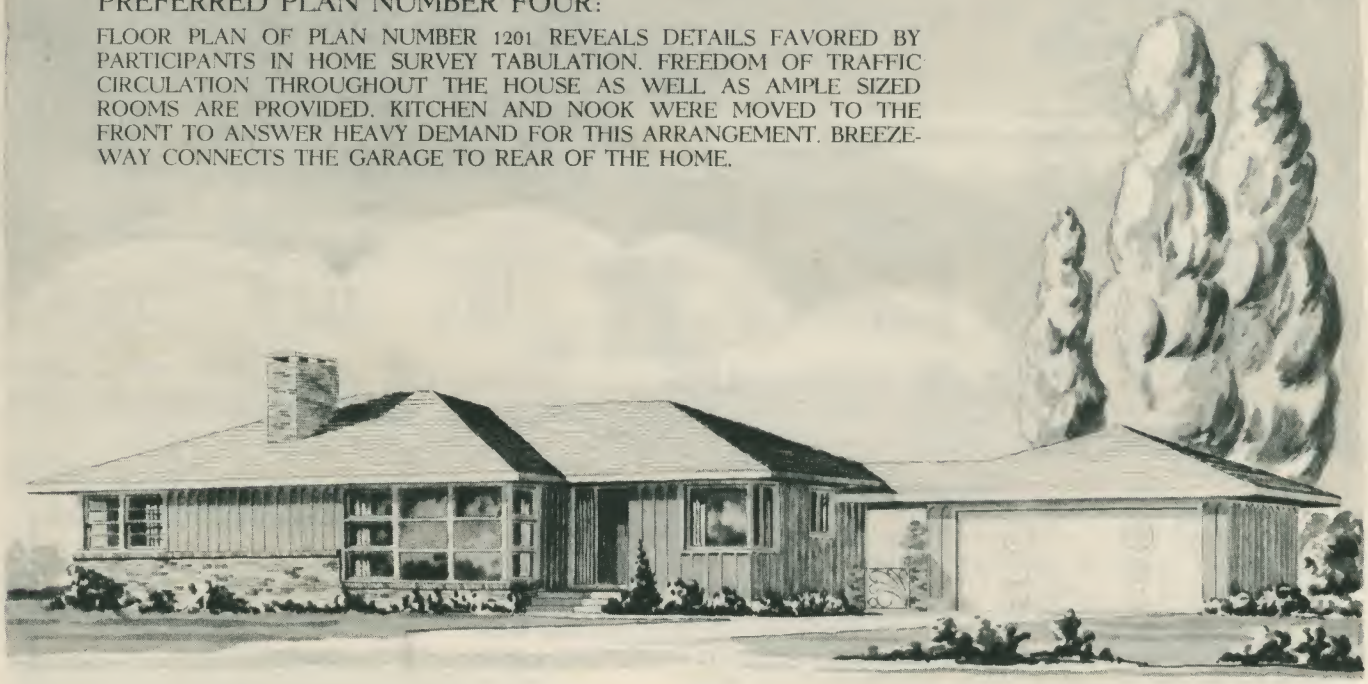




PLAN S1200 — WIDTH 29º, DEPTH 27º, AREA 776 □

PREFERRED PLAN NUMBER FOUR:

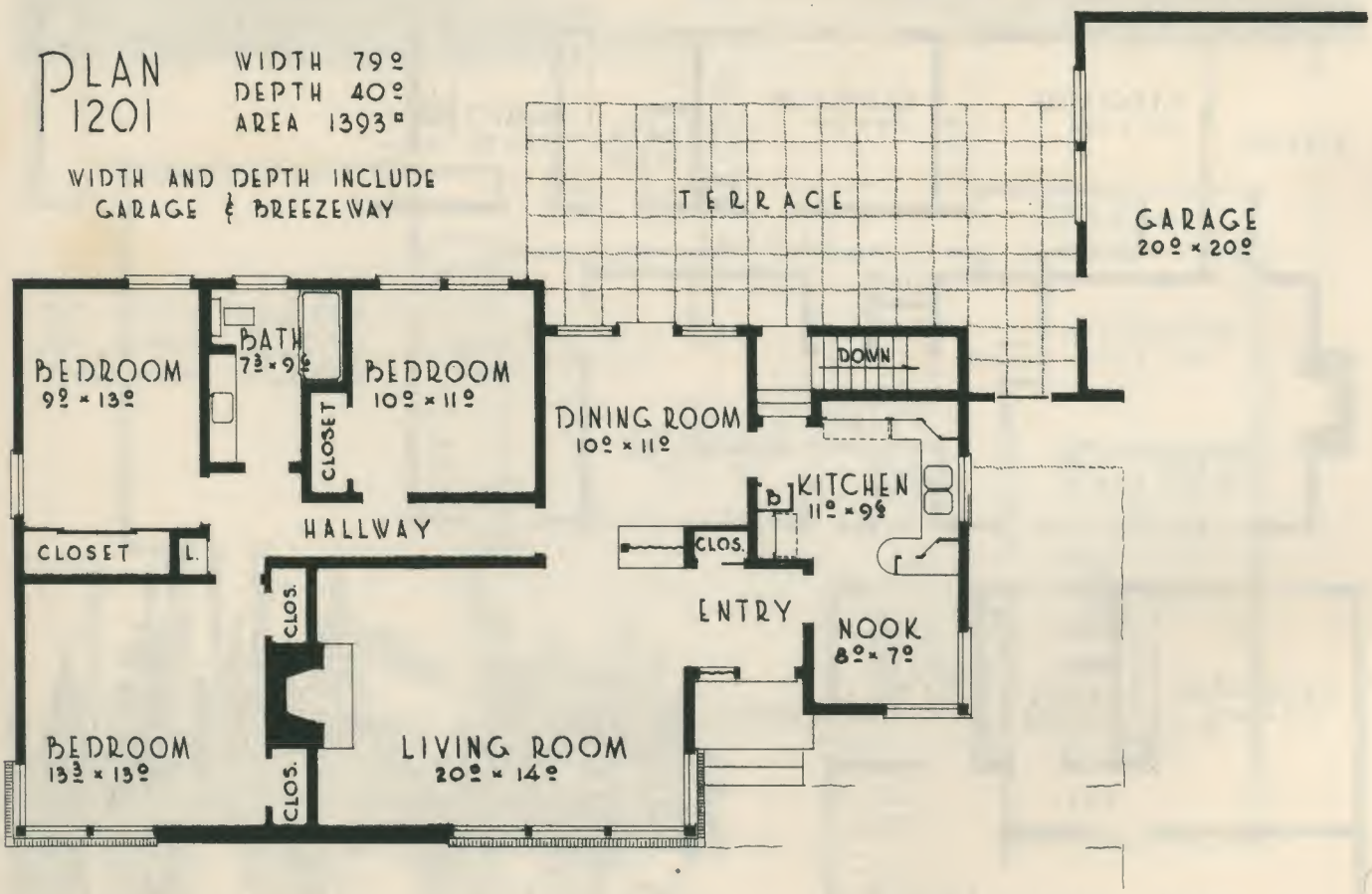
FLOOR PLAN OF PLAN NUMBER 1201 REVEALS DETAILS FAVORED BY PARTICIPANTS IN HOME SURVEY TABULATION. FREEDOM OF TRAFFIC CIRCULATION THROUGHOUT THE HOUSE AS WELL AS AMPLE SIZED ROOMS ARE PROVIDED. KITCHEN AND NOOK WERE MOVED TO THE FRONT TO ANSWER HEAVY DEMAND FOR THIS ARRANGEMENT. BREEZE-WAY CONNECTS THE GARAGE TO REAR OF THE HOME.



PLAN 1201

WIDTH 79'
DEPTH 40'
AREA 1393 sq.

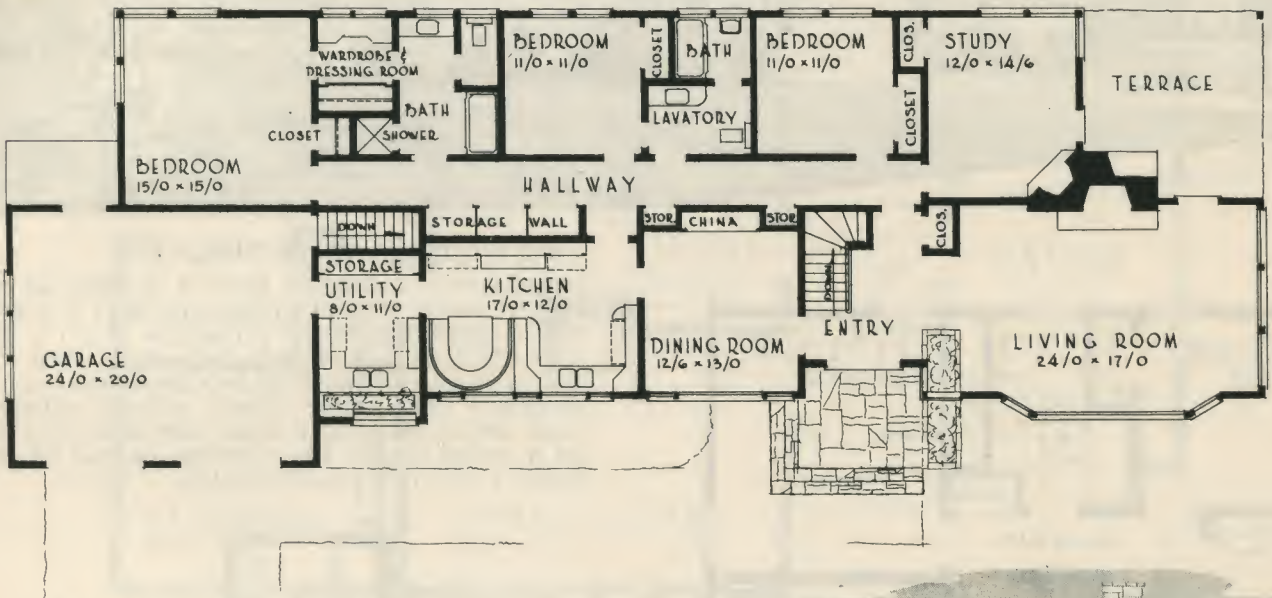
WIDTH AND DEPTH INCLUDE GARAGE & BREEZEWAY



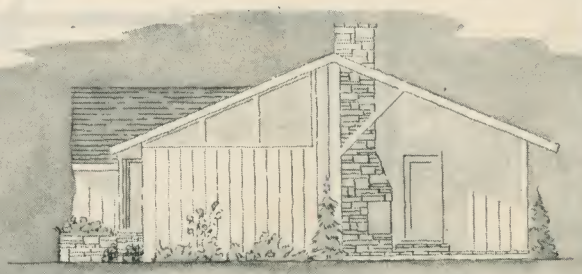


PREFERRED PLAN NUMBER FIVE:

ENTHUSIASM FOR SOME LARGER HOME DESIGNS WAS REVEALED IN TABULATING THE RESULTS OF OUR HOUSING SURVEY. WITHIN THIS PLAN YOU WILL FIND THE UNUSUAL AND LUXURIOUS APPOINTMENTS REQUIRED IN A HOME OF THIS TYPE. THE ENTRY HALL WITH STAIRCASE LEADING TO THE DOWNSTAIRS PARTY ROOM, THE SEPARATE UTILITY, AND THE DUAL SERVING BATHROOMS, ARE A FEW OF THE EXCELLENT FEATURES OF THIS PLAN NUMBER 1202.



PLAN 1202 - WIDTH 101⁰
- DEPTH 36⁰
- AREA 2410⁰



SIDE ELEVATION

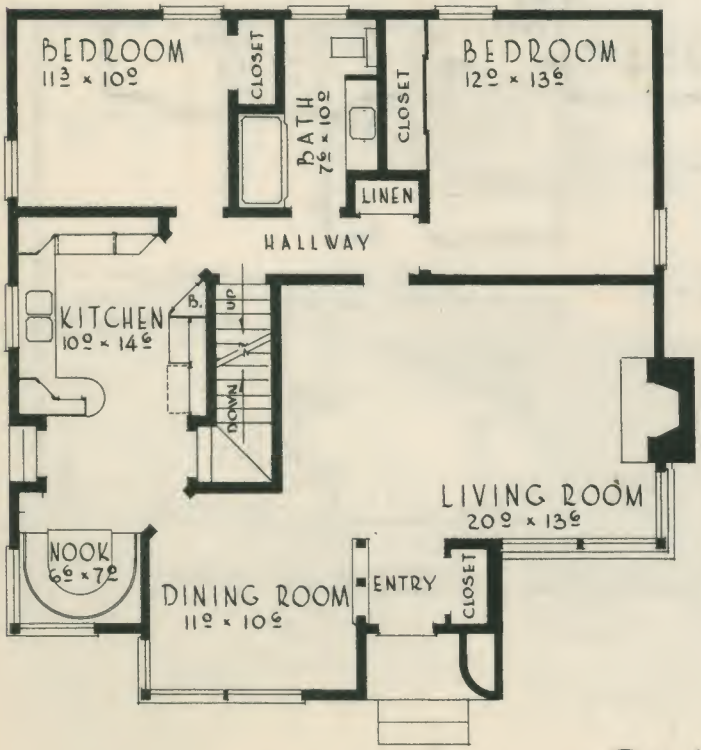


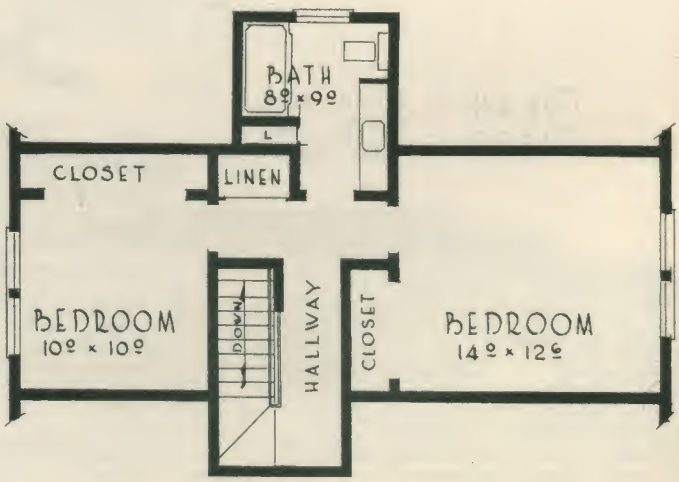
REAR ELEVATION



PREFERRED PLAN NUMBER SIX:

INFORMATION GATHERED FROM A SURVEY OF PROSPECTIVE HOME BUILDERS INDICATES THAT A SUBSTANTIAL NUMBER OF PEOPLE INTEND TO BUILD A STORY AND ONE-HALF HOME. OUR DESIGNERS HAVE GIVEN YOU A PLAN OF THIS TYPE INCORPORATING ALL THE FEATURES OF A HOME WHICH WOULD OTHERWISE TAKE ON CONSIDERABLE MORE SIZE IF IT WAS BUILT AS A SINGLE STORY. THE EXTERIOR OF 1203 HAS BEEN GIVEN A CONTEMPORARY STYLING.

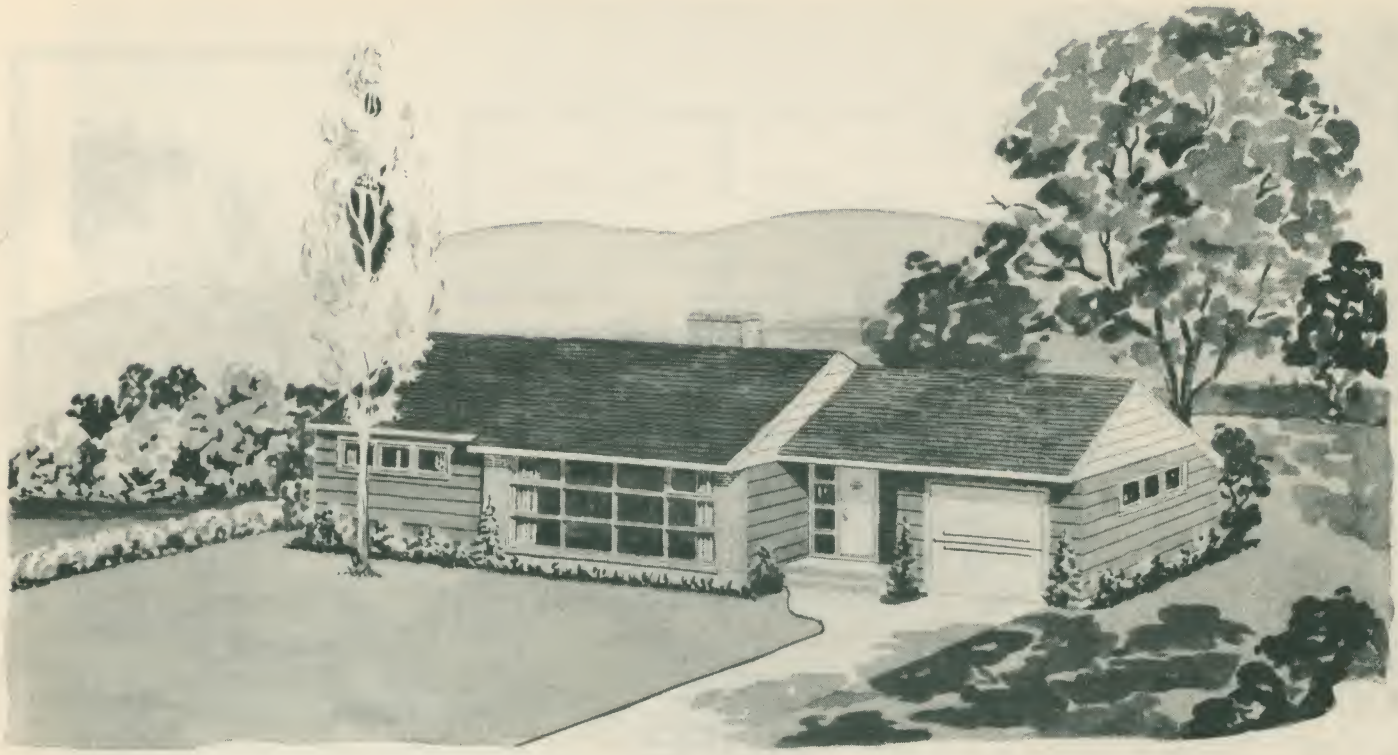


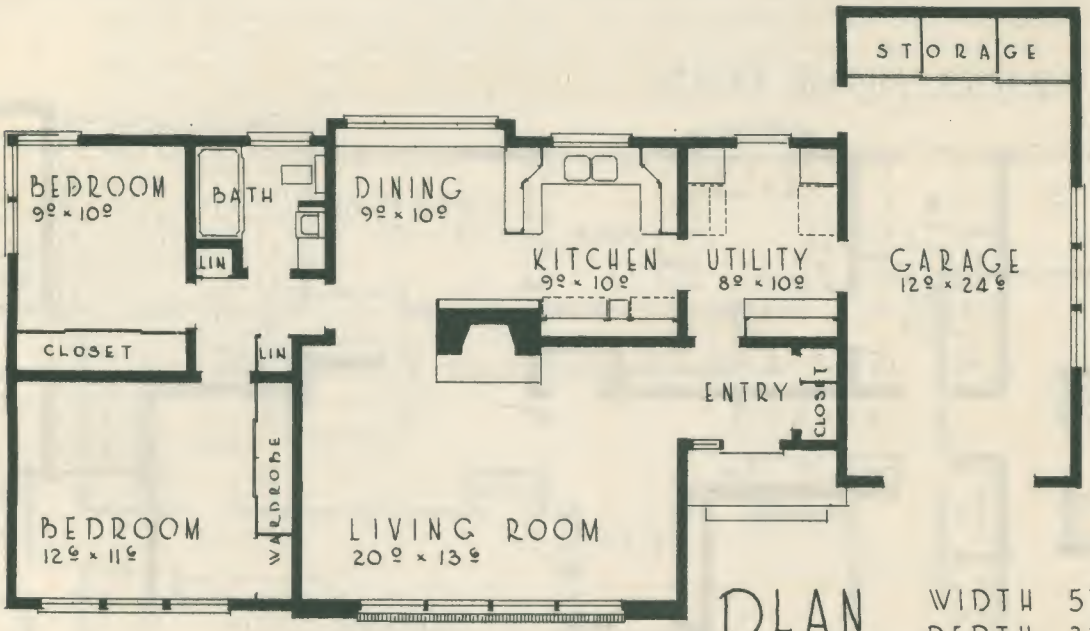


PLAN 1203

WIDTH 35⁰
DEPTH 36⁶
AREA 1156□

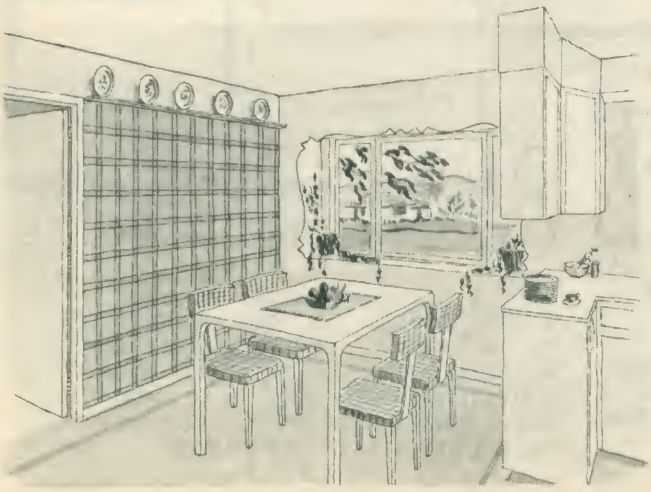
AREA OF SECOND FLOOR 548□





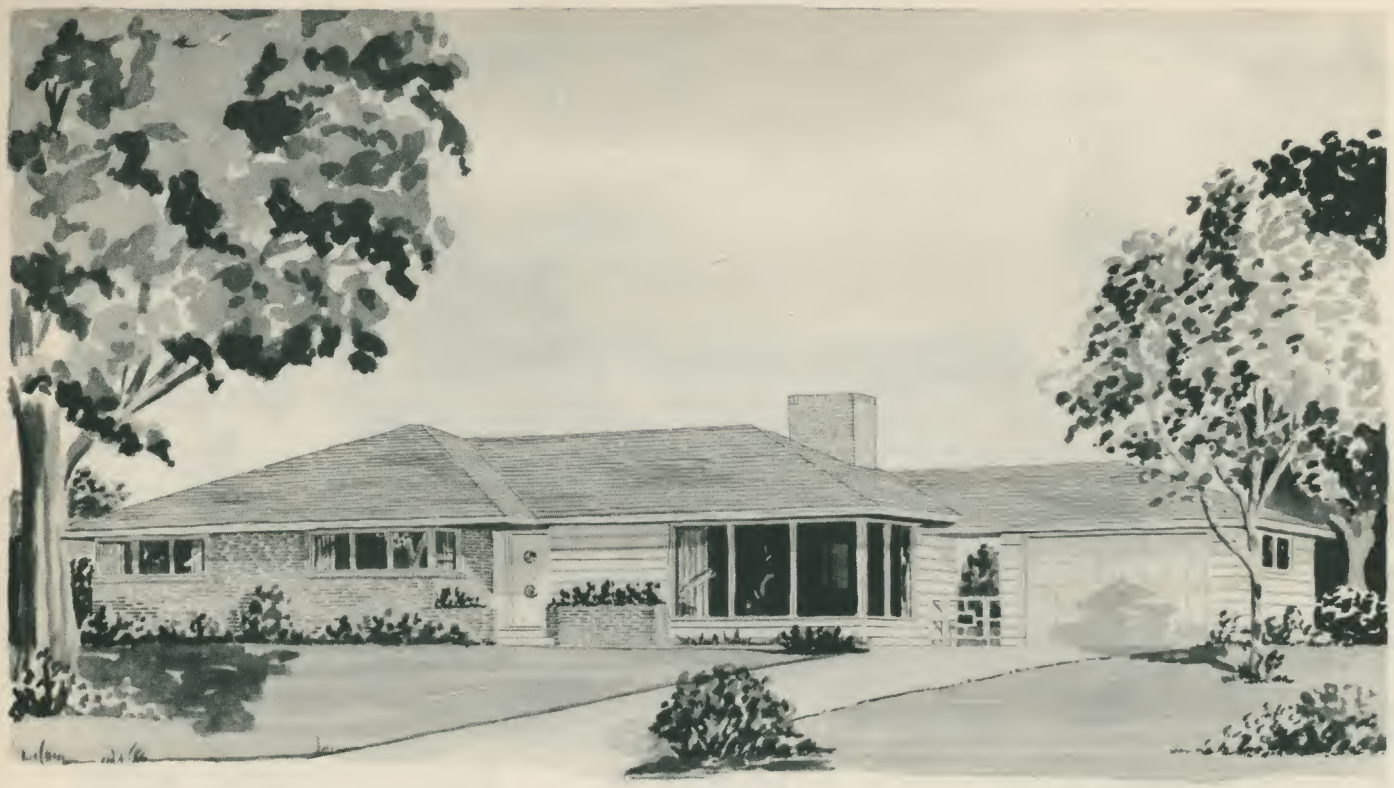
PLAN 1204

WIDTH 57º
DEPTH 32º
AREA 951 □
UTILITY RM. AREA 80 □

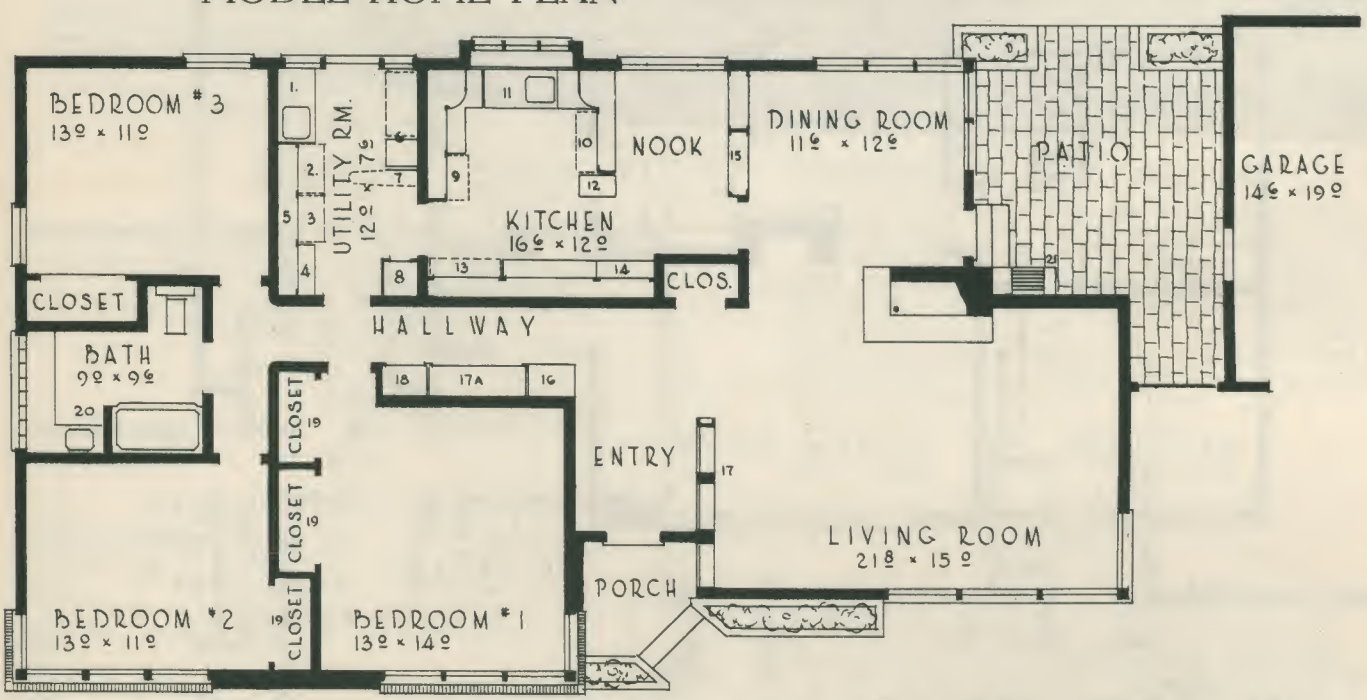


PREFERRED PLAN NUMBER SEVEN:

PLAN NUMBER 1204 HAS THE RECTANGULAR SHAPE AND GABLE ROOF REQUESTED BY MANY NEW HOME BUILDERS. ALTHOUGH THE ENTRY HALL IS A FEATURE THAT SELDOM APPEARS IN A SMALL HOUSE, IT IS NONE-THE-LESS DESIRABLE AND SOLVES MANY PROBLEMS THAT HAVE TO DO WITH THE DISTRIBUTION AND FLOW OF TRAFFIC. HERE IS A HOME WITH THE RAMBLING APPEARANCE SO MUCH DESIRED BY THE SMALL HOME BUILDER EVEN THOUGH HE DOES NOT INTEND TO CONSTRUCT A LARGE FLOOR AREA.



MODEL HOME PLAN



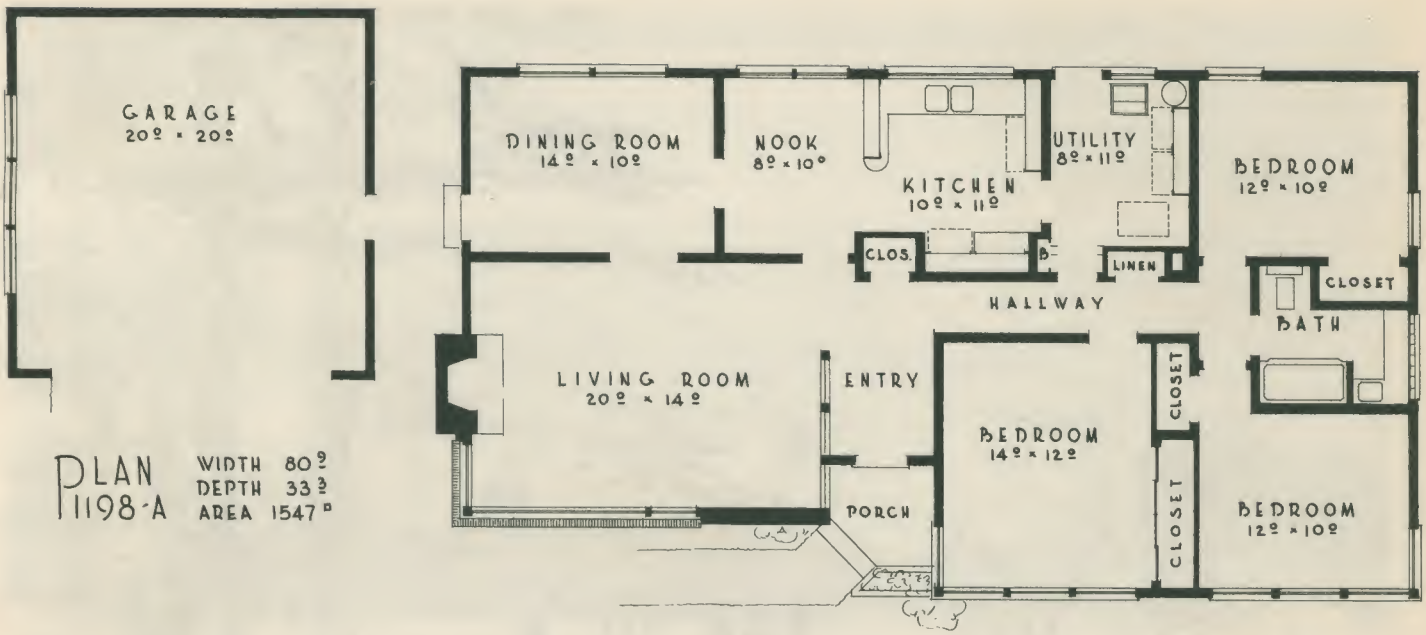
REFER TO THE SMALL NUMBERS ON THE FLOOR PLAN ABOVE FOR THE FOLLOWING FEATURES.

1. HANDY SINK AND COUNTER.
2. AUTOMATIC LAUNDRY MACHINE
3. AUTOMATIC CLOTHES DRYER
4. CONCEALED ROLL-AWAY HAMPER WITH COUNTER SPACE FOR SORTING.
5. STORAGE CABINETS AT EYE LEVEL.
6. MANGLE AND ADJOINING WORK TABLE.
7. HAND IRONING BOARD.
8. BROOM CLOSET.
9. REFRIGERATOR 10. RANGE.
11. SINK & DISHWASHER.
12. ROLLING SERVICE CART.
13. FREEZER. 14. KITCHEN DESK.
15. GLAZED CHINA CABINET,
16. HALL DESK. 17. BOOK STORAGE.
17A STORAGE CLOSET.
18. LINEN CLOSET.
19. BEDROOM CLOSETS 5'-0" WIDE WITH SLIDING DOORS.
20. COMBINATION LAVATORY & DRESSING TABLE WITH STORAGE.
21. BARBEQUE IN PATIO.

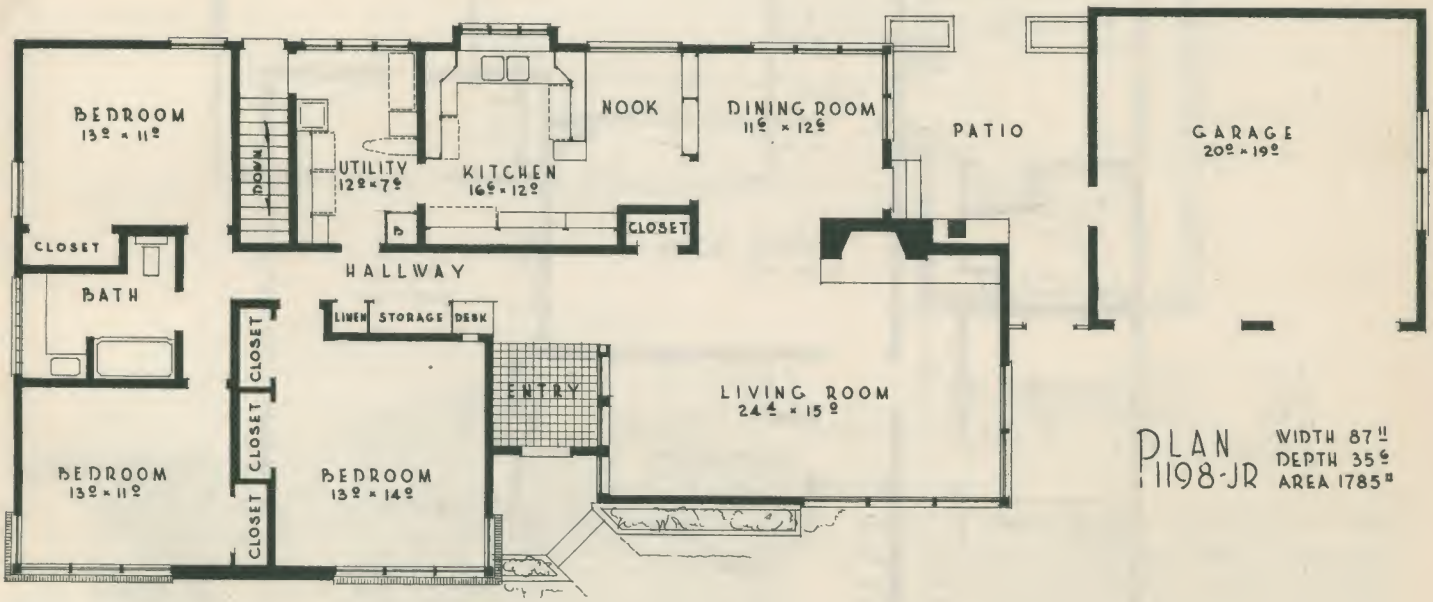
PLAN 1198 HR

WIDTH	79"
DEPTH	35º
AREA	1696º

HERE IS THE PLAN SELECTED AND BUILT AS A MODEL HOME BY THE PORTLAND CHAPTER OF THE NATIONAL ASSOCIATION OF HOME BUILDERS. THE DESIGN, ARRANGEMENT, AND FEATURES WERE DETERMINED BY AN EXTENSIVE PUBLIC SURVEY CONDUCTED THROUGH ONE OF THE WEST'S LARGEST NEWSPAPERS.



THE POPULAR ACCEPTANCE OF BASIC PLAN NUMBER 1198-HR WHICH WAS ORIGINALLY DESIGNED WITH A UTILITY ROOM BUT NO BASEMENT HAS LED TO NUMEROUS MODIFICATIONS OF THIS BEAUTIFUL PLAN. THE HOME PLAN NUMBER 1198-A SHOWS A LARGER DINING ROOM AND NOOK SPACE, AND THE ELIMINATION OF THE COVERED PATIO. HOWEVER, THE BREEZEWAY IS STILL MAINTAINED BETWEEN THE HOME AND THE ATTACHED GARAGE. THE FIREPLACE HAS BEEN MOVED TO THE OUTSIDE WALL OF THE LIVING ROOM. THIS HIGHLY REGARDED DESIGN CONTAINS 1547 SQUARE FEET OF FLOOR SPACE.

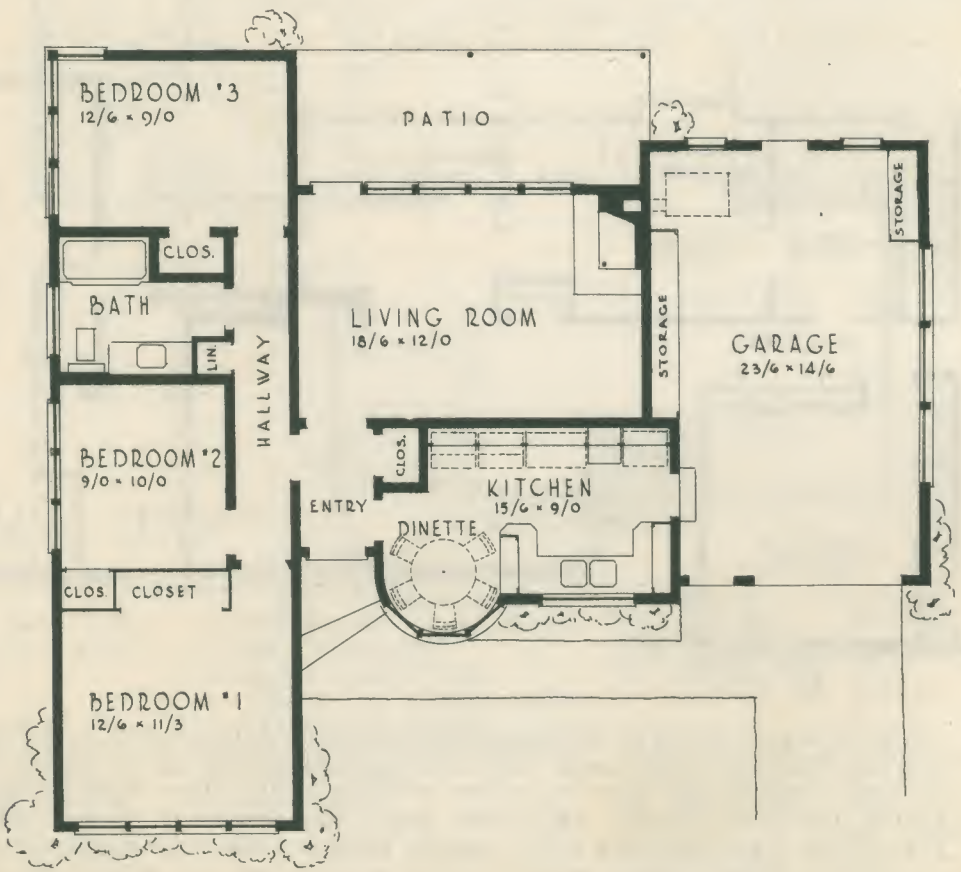


ANOTHER MODIFICATION OF THE POPULAR MODEL HOME PLAN NUMBER 1198-HR IS THE PLAN DESIGNATED AS 1198-JR. THIS DESIGN INCORPORATES THE USE OF BOTH A LARGE UTILITY ROOM AND A BASEMENT INTO THE HOME. MANY PEOPLE NOW FAVOR THIS ARRANGEMENT DUE TO THE MANY ADVANTAGES OF HAVING THE LAUNDRY ON THE MAIN FLOOR LEVEL, AND THE TENDENCY FOR HOME BUILDERS TO USE THEIR BASEMENTS MORE THESE DAYS FOR PARTY ROOMS AND RECREATIONAL OR HOBBY AREAS.

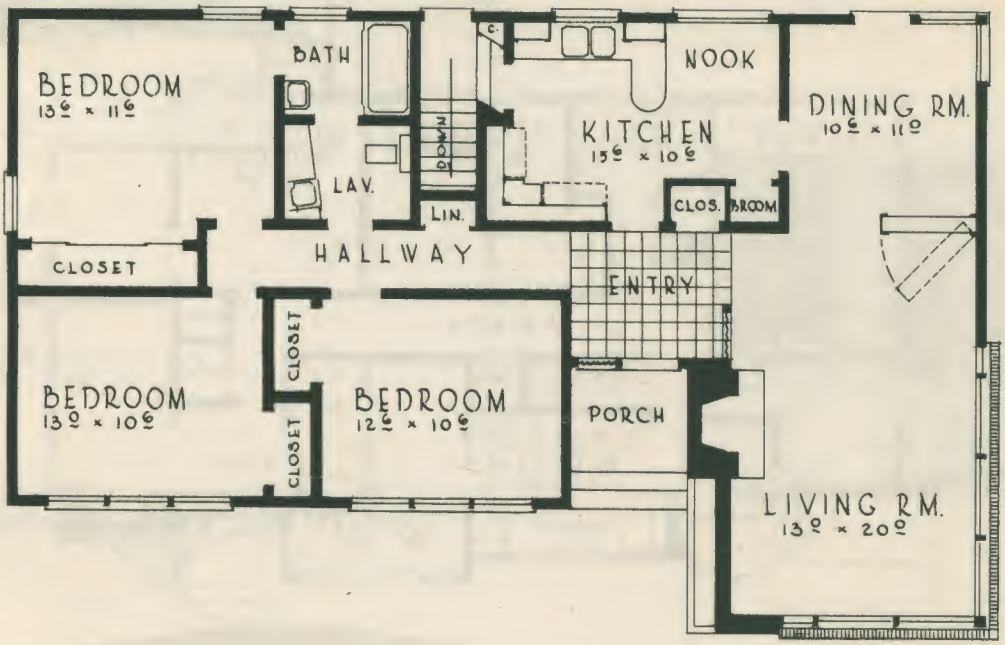


PLAN • 1197A •

WIDTH 47⁶
DEPTH 42⁰
AREA 997□







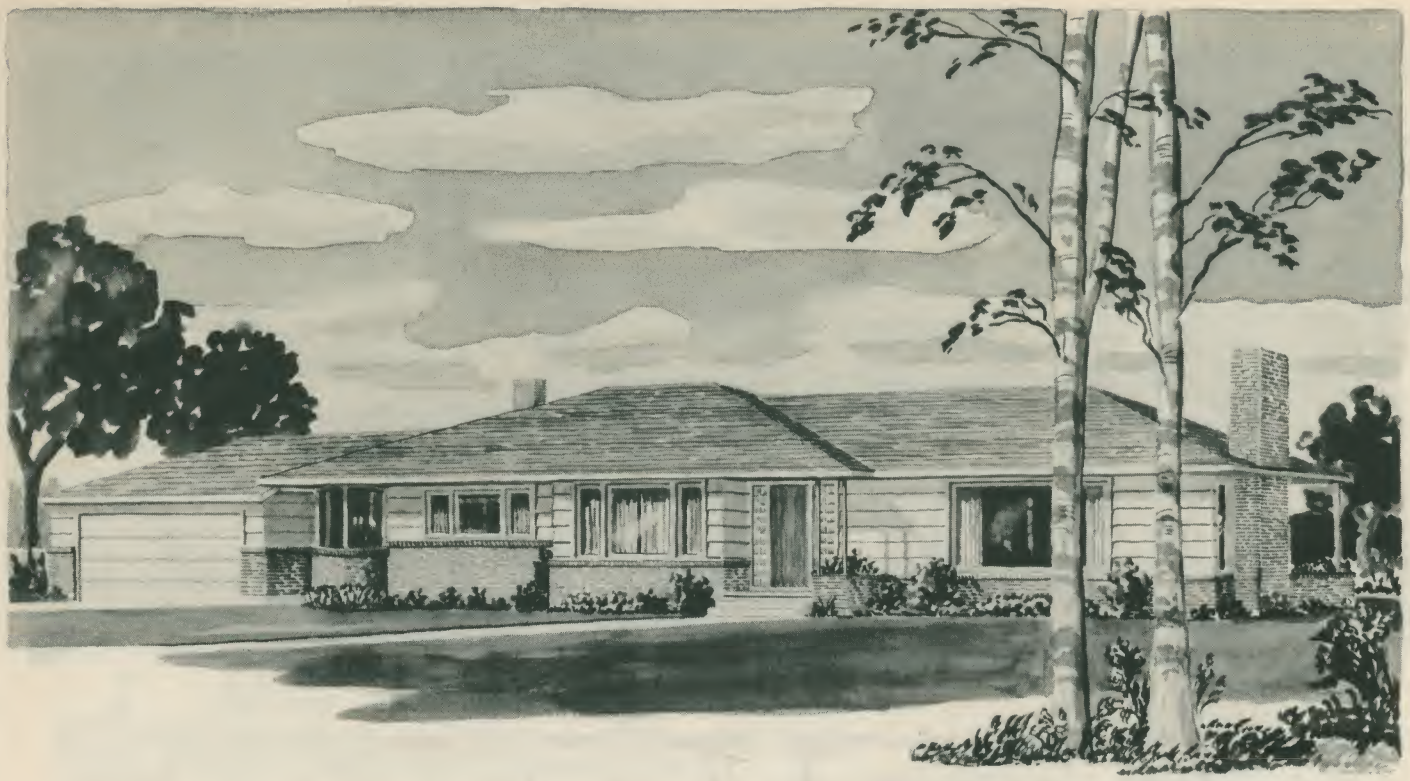


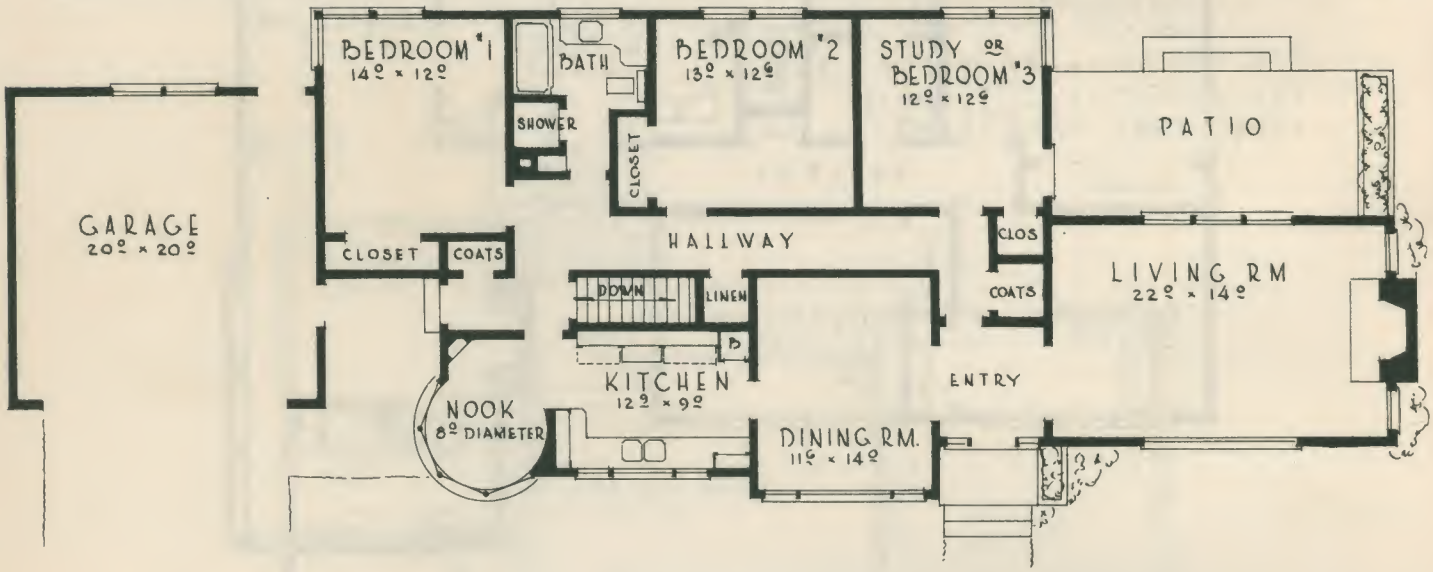
PLAN 1139-S

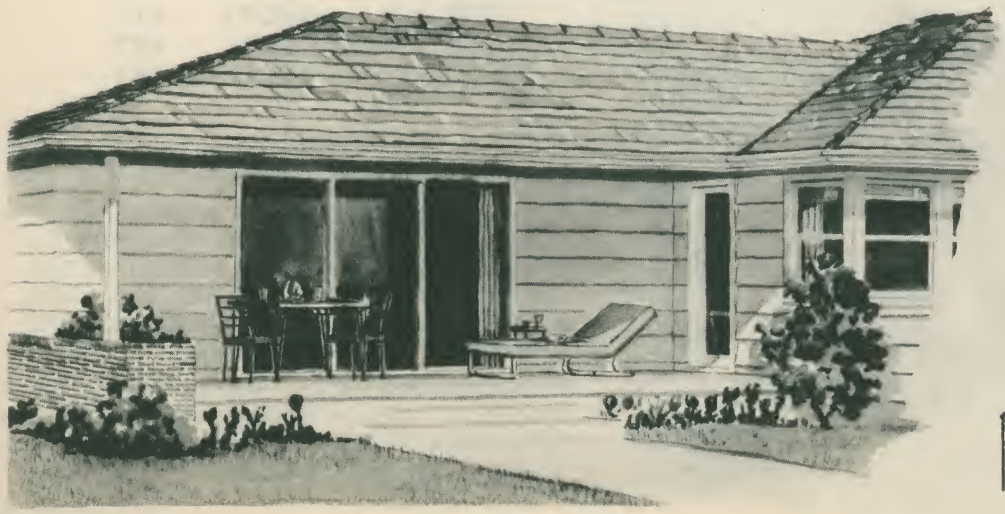
WIDTH	51⁰
DEPTH	32⁰
AREA	1375□

SOME OF THE UNUSUAL FEATURES OF THIS PLAN INCLUDE A CENTRAL ENTRY TO HANDLE THE FLOW OF TRAFFIC IN A MOST EFFICIENT MANNER, A MOVABLE CABINET-TYPE PARTITION SEPARATING THE DINING ROOM FROM THE LIVING ROOM, AND A DUAL PURPOSE BATHROOM ACCESSIBLE FROM BOTH THE MAIN HALLWAY AND MASTER BEDROOM.

LIVING ROOM, WITH FIREPLACE CORNER SHOWN AT LEFT, IS A SPACIOUS 13 x 20 AREA CONTAINING BUILT-IN BOOK SHELVES AND STORAGE SPACE.







THE ROUNDED KITCHEN NOOK AND THE LIVING ROOM WITH THREE OUTSIDE WALLS ARE TWO OF THE MANY INTERESTING DESIGNS WHICH HAVE BEEN INCORPORATED INTO THIS THREE-BEDROOM RANCH HOME.

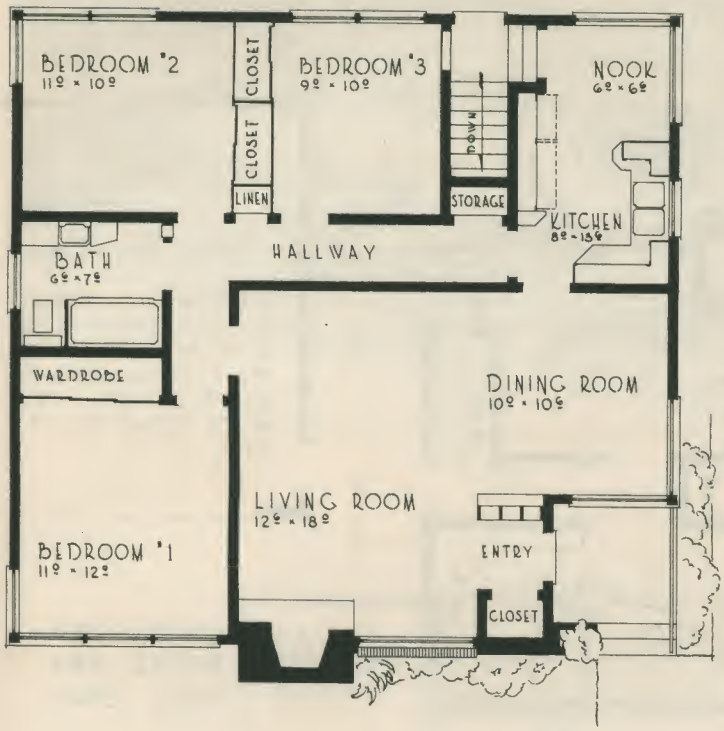
VIEW OF THE PATIO AT REAR OF HOME INVITES PROSPECTIVE HOME BUILDERS TO PARTAKE IN HOURS OF PLEASANT RELAXATION.

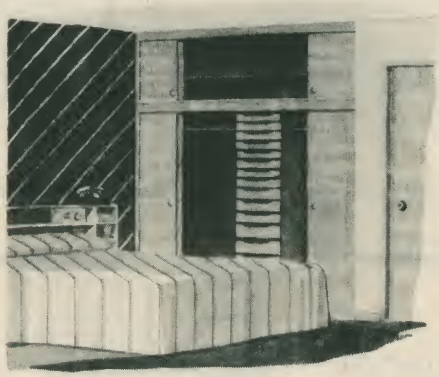
PLAN 1184

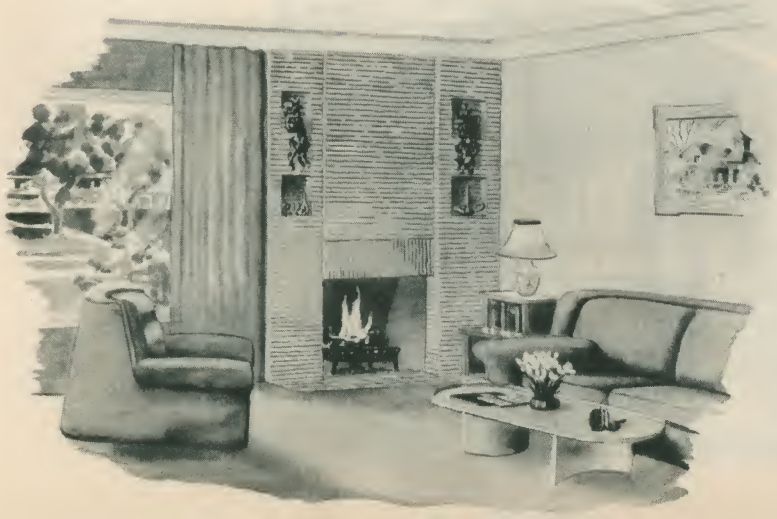
WIDTH 91⁶
DEPTH 32⁰
AREA 1740□

PLAN 1178
WIDTH 35'
DEPTH 33'
AREA 1100 SQ. FT.







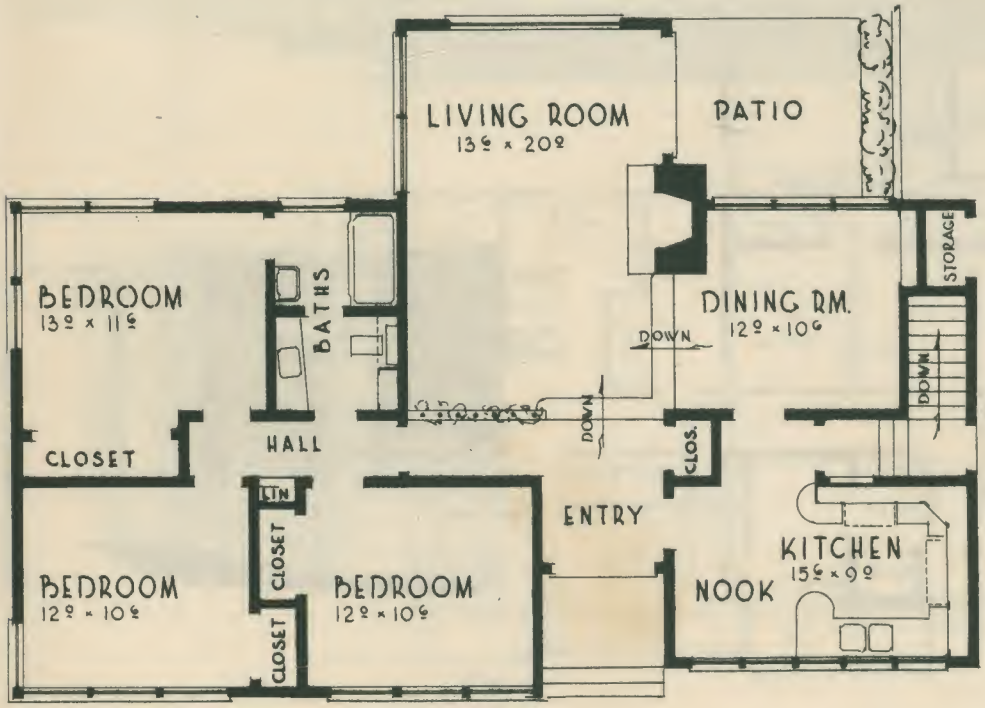


FLOOR PLAN ALLOWS FOR FREEDOM OF TRAFFIC MOVEMENT BETWEEN BEDROOM WING AND KITCHEN WITHOUT CROSSING THE LIVING-DINING ROOM AREA.

MASTER BEDROOM CONTAINS WARDROBE CLOSET WITH STACK OF SHALLOW DRAWERS DIVIDING STORAGE SPACE AND PROVIDING ADDED FACILITIES FOR PLACEMENT OF CLOTHING.

ILLUSTRATION SHOWS DETAILS OF CORNER FIREPLACE IN LIVING ROOM. ROMAN BRICK HAS BEEN USED FROM FLOOR TO CEILING WITH PLANTING NICHES INCLUDED ON BOTH SIDES OF OPENING FOR ACCESSORIES.



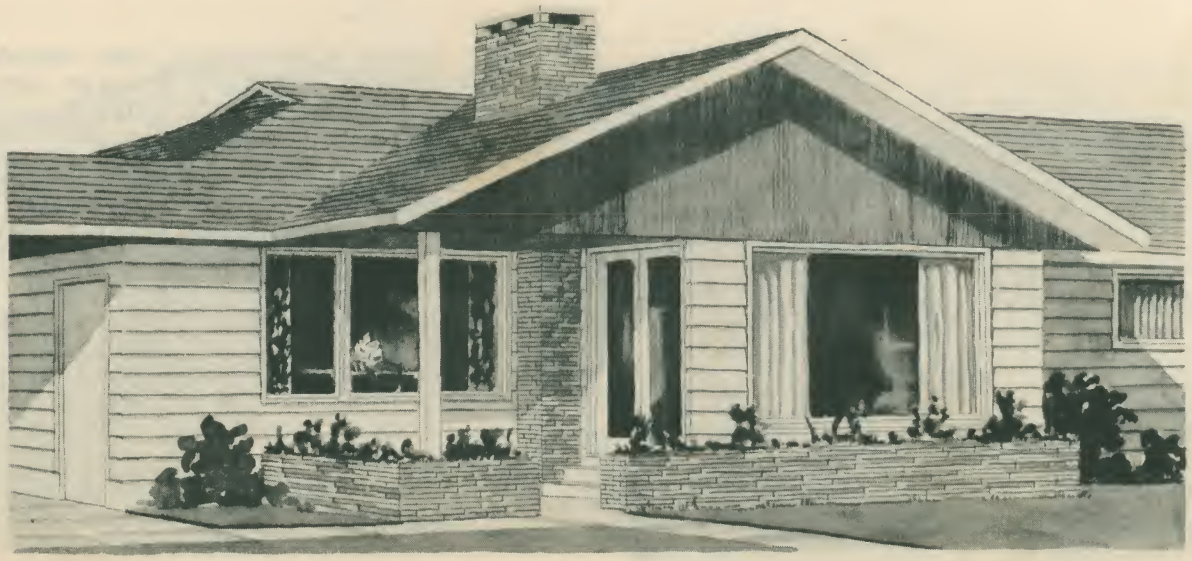


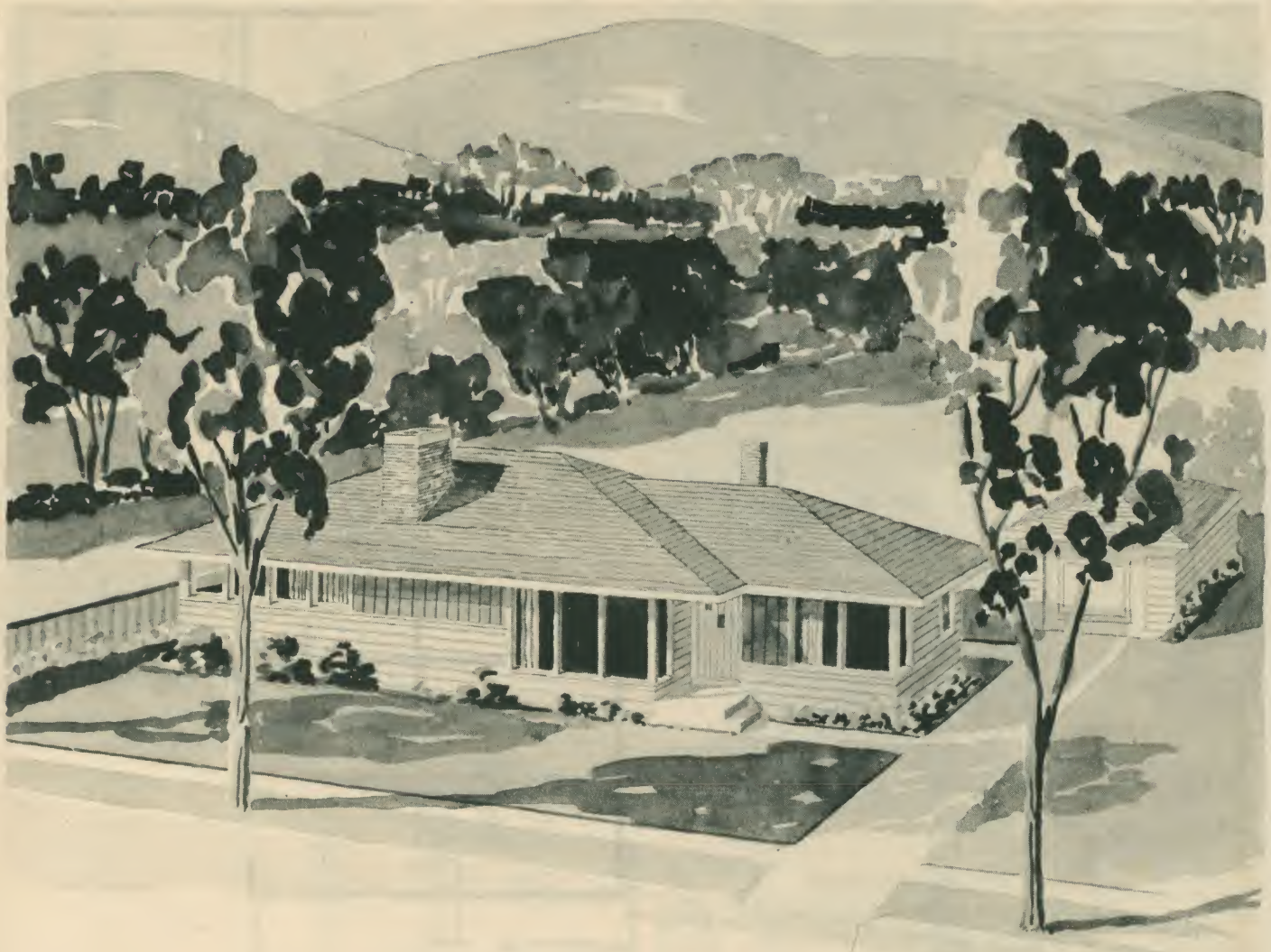
GARAGE

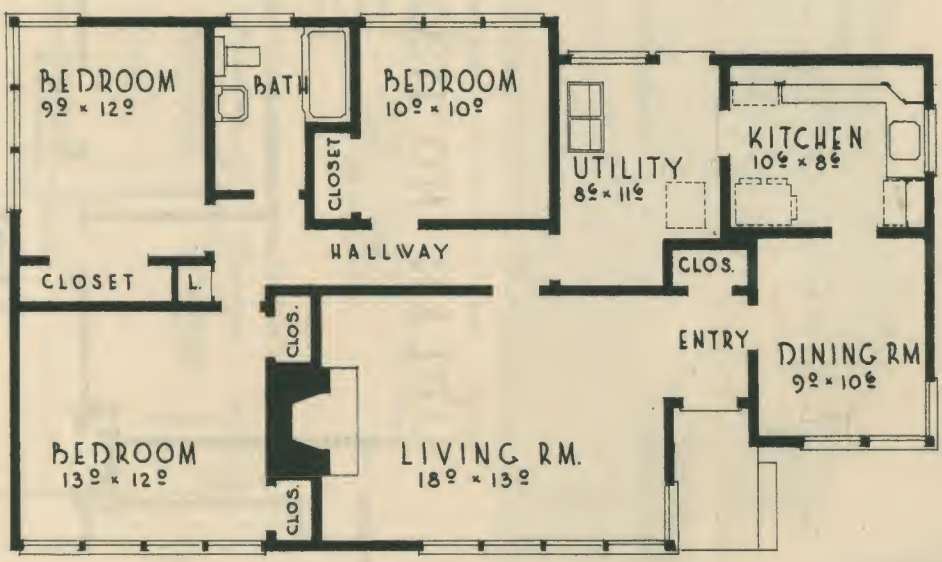
THE GARAGE IS PLANNED TO BE 20º × 21º WITH A 6º BREEZEWAY GIVING A TOTAL BUILDING WIDTH OF 78º. THE HOUSE ALONE IS 51º WIDE.

PLAN 1217

WIDTH 78º
DEPTH 35º
AREA 1396ª

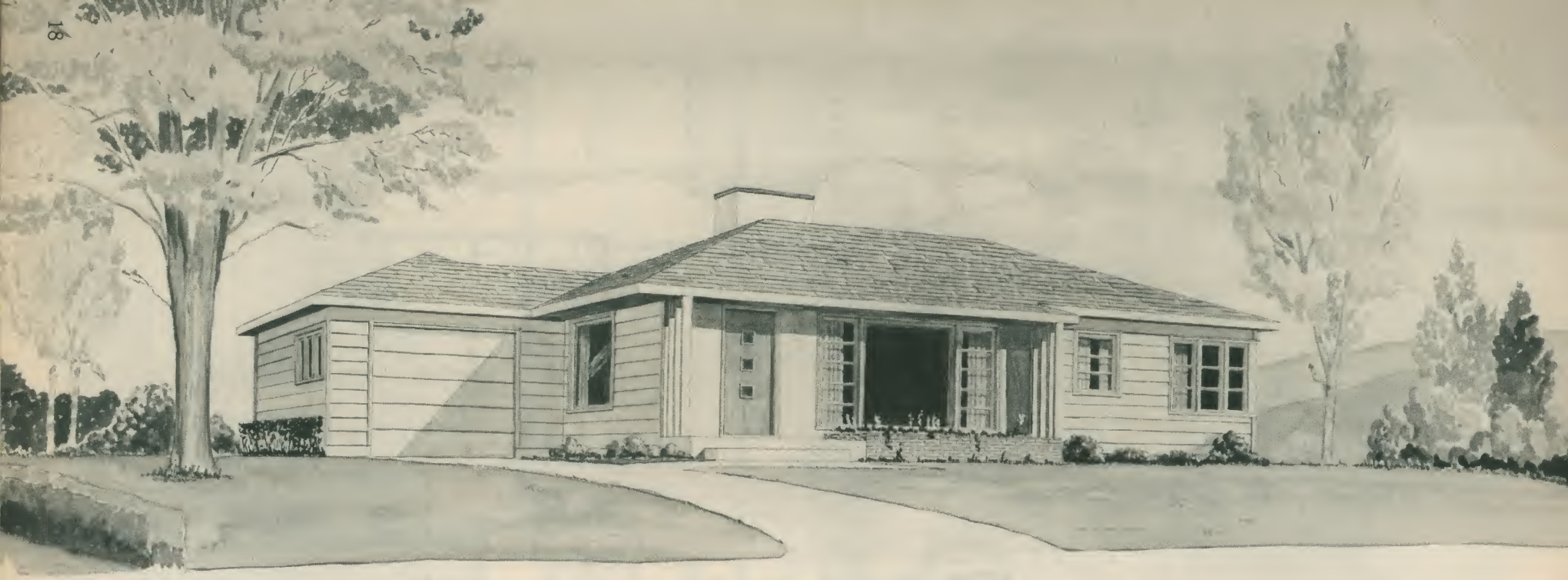






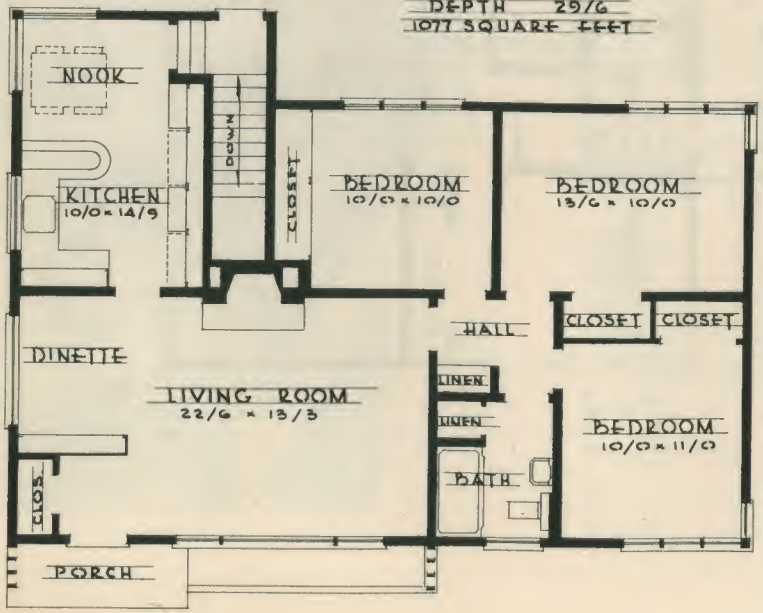
PLAN 1201-C

WIDTH 49º
DEPTH 28º
AREA 1247 □



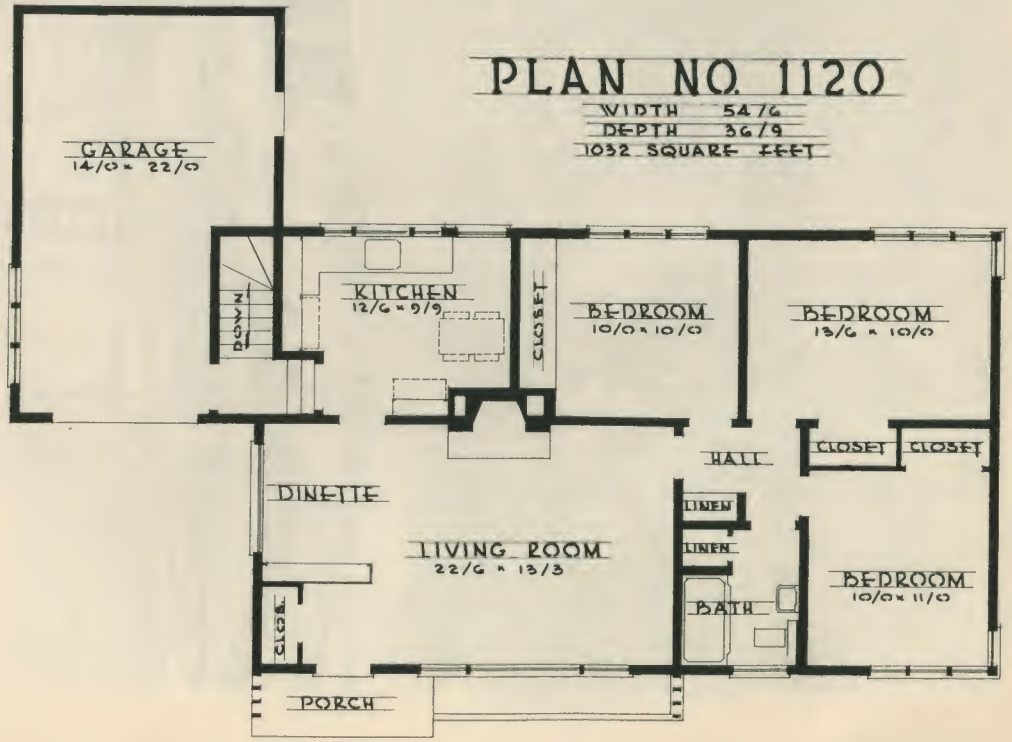
PLAN NO. 1120C

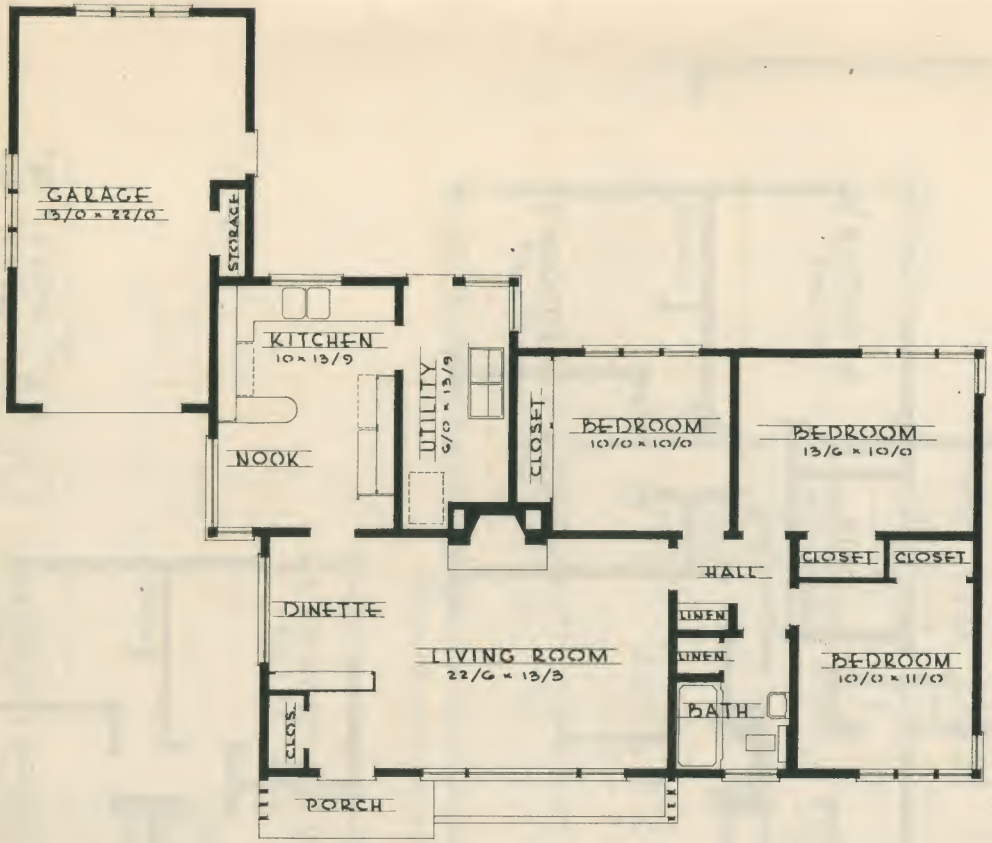
WIDTH 41/0
DEPTH 29/6
1077 SQUARE FEET



PLAN NO. 1120

WIDTH 54/6
DEPTH 36/9
1032 SQUARE FEET





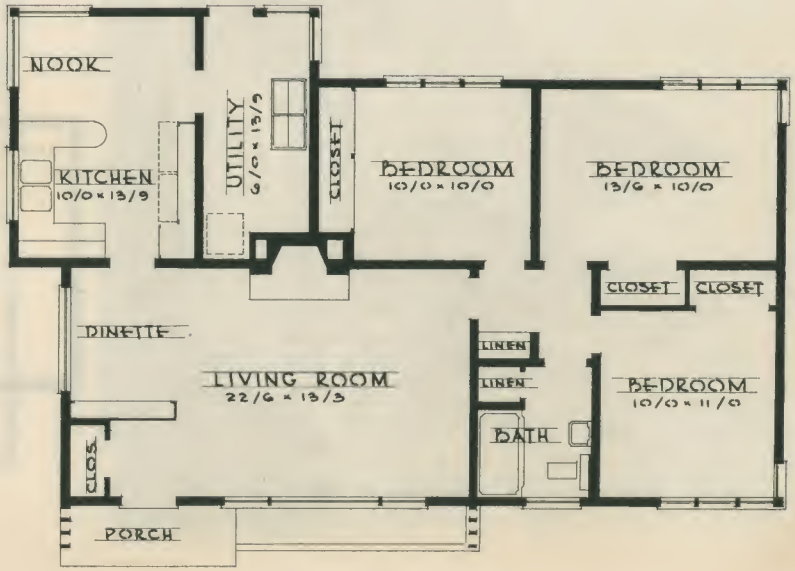
PLAN NO. 1120 A

WIDTH 55/6
DEPTH 43/9
1107 SQUARE FEET

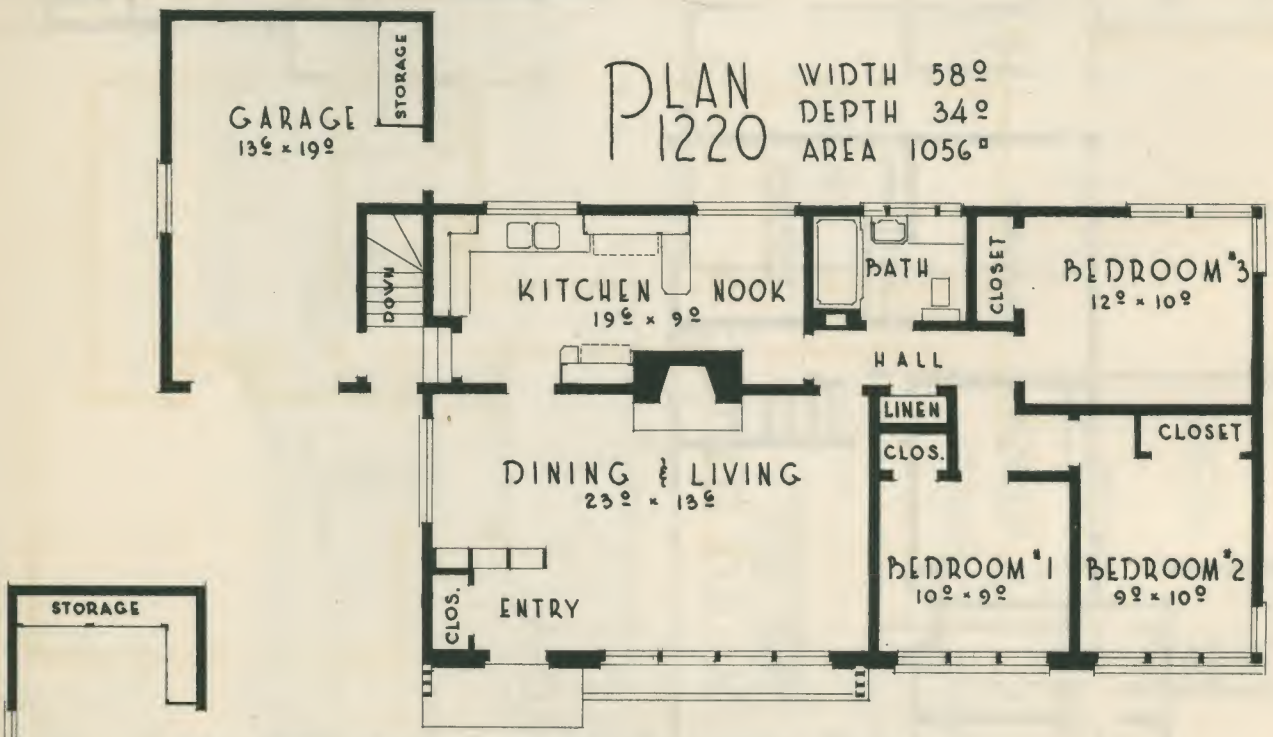
GARAGE 303 SQUARE FEET

PLAN NO. 1120 B

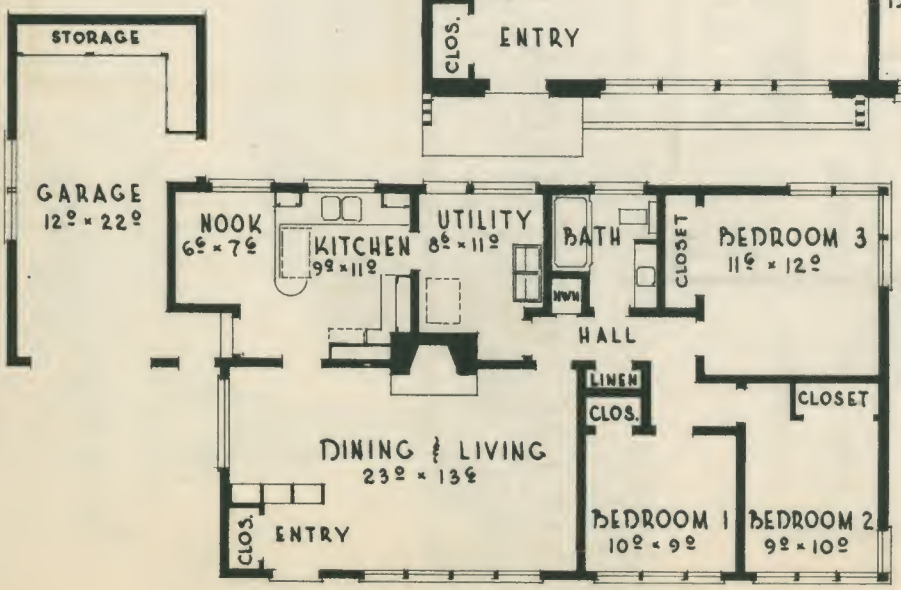
WIDTH - 44/0
DEPTH - 28/6
1107 SQUARE FEET





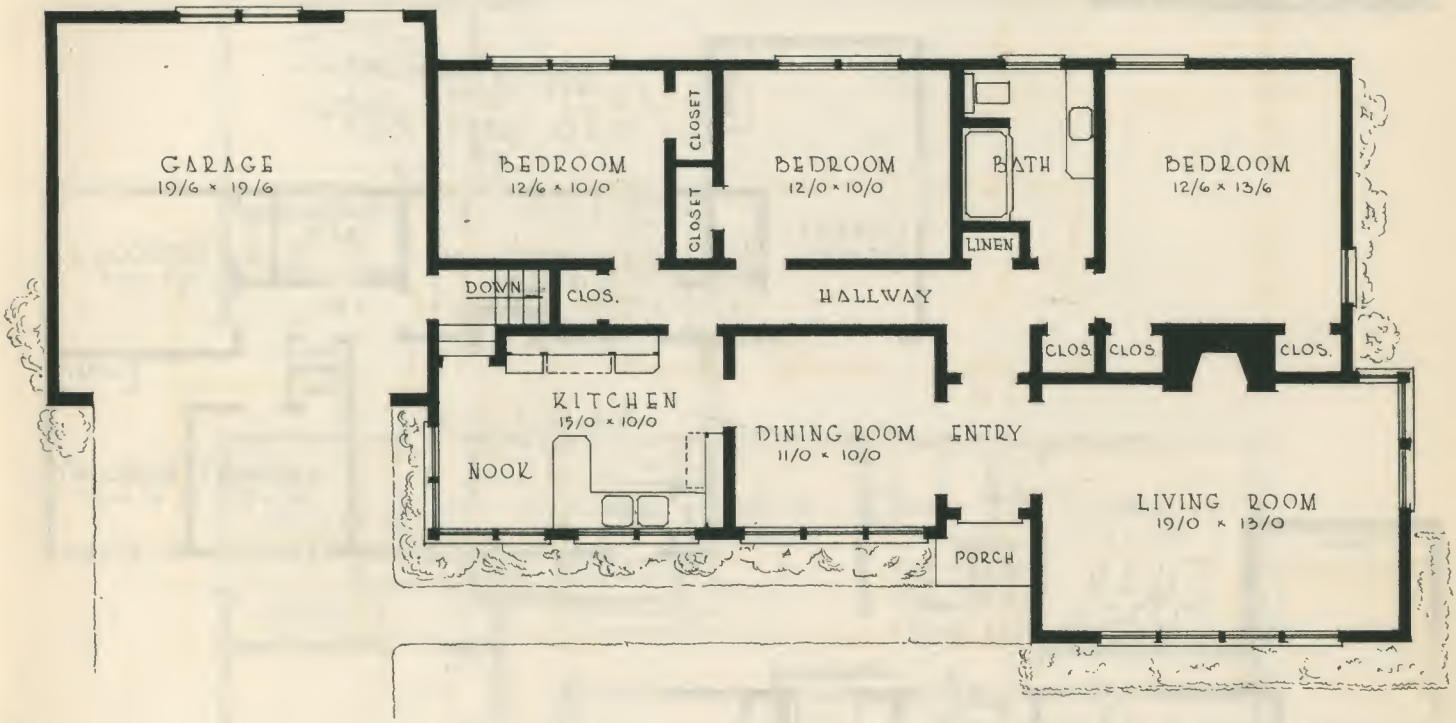


PLAN 1220 WIDTH 58⁰ DEPTH 34⁰ AREA 1056□



PLAN 1220A WIDTH 58⁰ DEPTH 37⁰ AREA 1173□

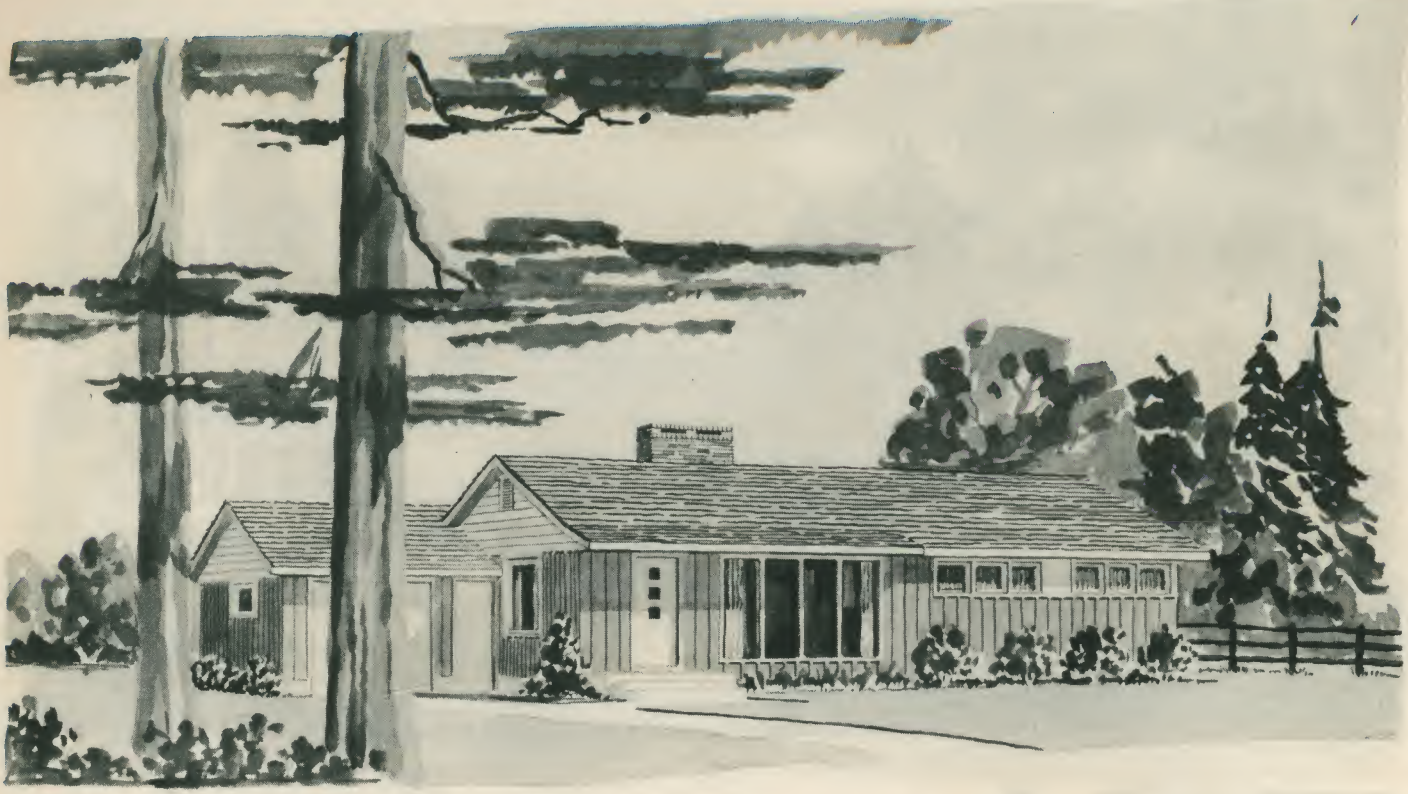


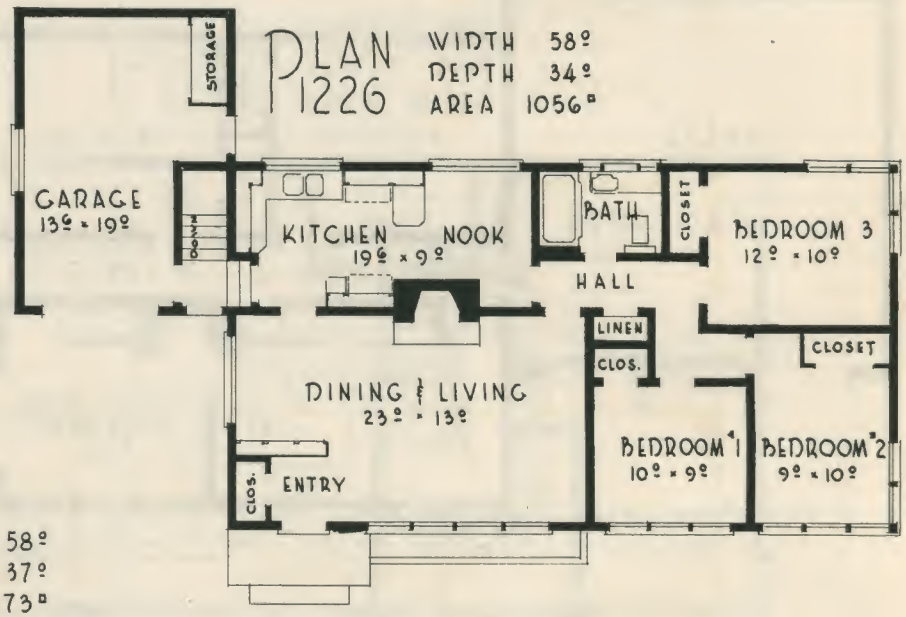


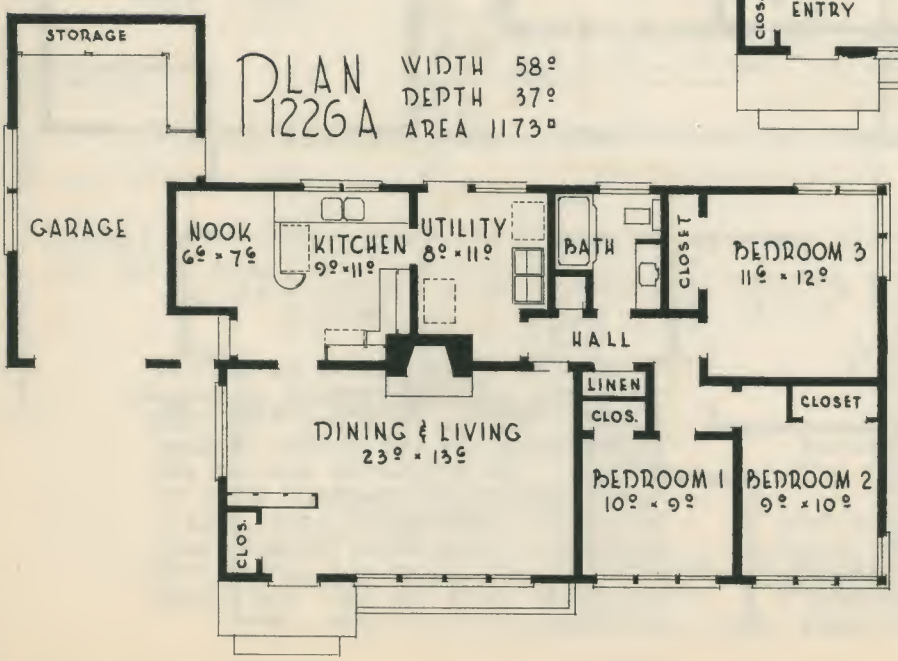
PLAN 1174

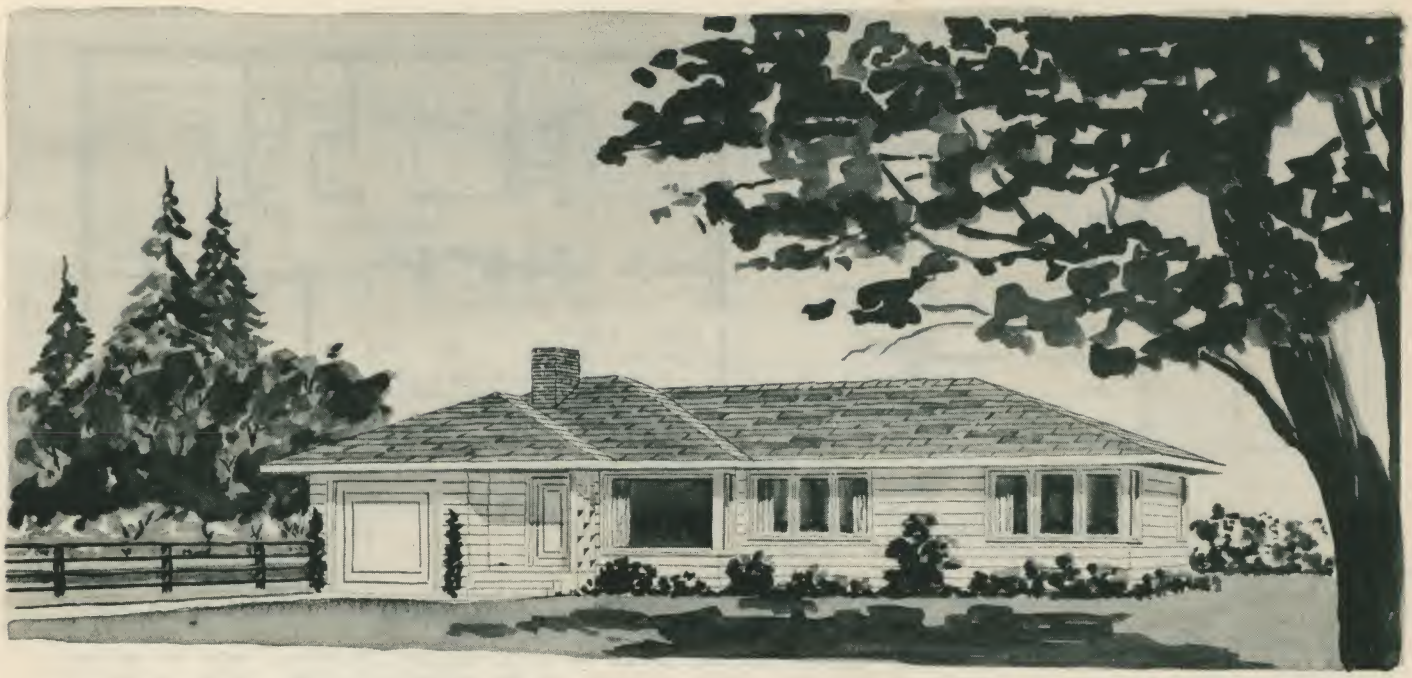
WIDTH - 72/0
DEPTH - 33/0
1356 SQUARE FEET

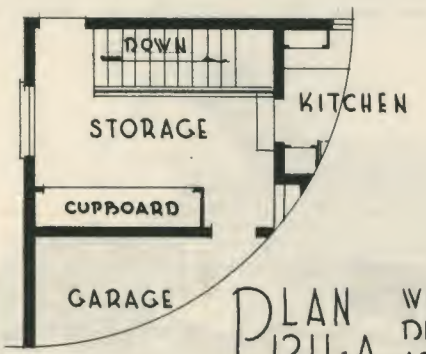
FINANCE COMPANIES WILL PLACE A HIGH VALUE ON THIS HOME BECAUSE IT IS READILY SALEABLE DUE NOT ONLY TO ITS POPULAR STREAMLINED APPEARANCE BUT ALSO TO THE CONVENIENT FLOOR PLAN LAYOUT. THE BASIC VALUE OF THE FLOOR PLAN IS NOT IN THE SIZES OF THE ROOMS AS MUCH AS IN THEIR ARRANGMENT. ALTHOUGH THERE ARE SIX ROOMS IT IS POSSIBLE TO GO BETWEEN ANY TWO WITHOUT CROSSING ANOTHER. THE KITCHEN AND NOOK ARE VERY BRIGHT AND CHEERY, AN EFFECT WHICH IS EMPHASIZED BY SETTING THE GARAGE BACK TO ALLOW FOR A CORNER WINDOW IN THE BREAFAST NOOK. DO NOT FORGET THAT YOU MAY OBTAIN THE REVERSE PLANS FOR ONLY TEN DOLLARS ADDITIONAL.



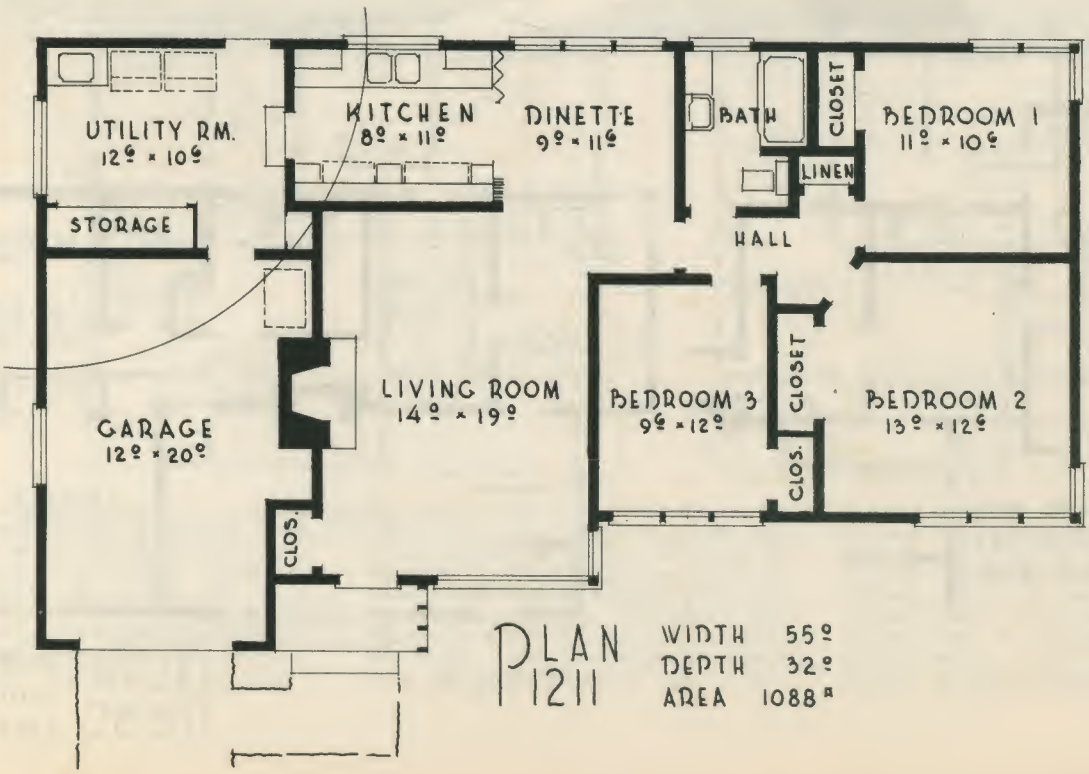

PLAN 1226
WIDTH 58º
DEPTH 34º
AREA 1056□
STORAGE
GARAGE 13º × 19º
DOWN
KITCHEN 19º × 9º
NOOK
BATH
CLOSET
BEDROOM 3 12º × 10º
HALL
LINEN
CLOS.
CLOSET
DINING & LIVING 23º × 13º
BEDROOM 1 10º × 9º
BEDROOM 2 9º × 10º
CLOS.
ENTRY


PLAN 1226A
WIDTH 58º
DEPTH 37º
AREA 1173□
STORAGE
GARAGE
NOOK 6º × 7º
KITCHEN 9º × 11º
UTILITY 8º × 11º
BATH
CLOSET
BEDROOM 3 11º × 12º
HALL
LINEN
CLOS.
CLOSET
DINING & LIVING 23º × 13º
BEDROOM 1 10º × 9º
BEDROOM 2 9º × 10º
CLOS.

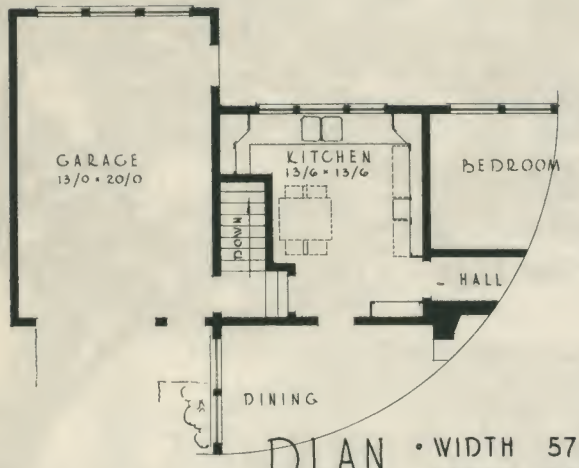




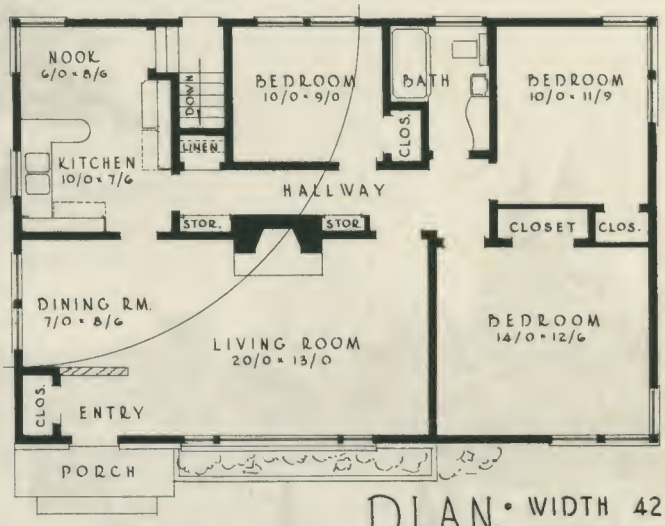
PLAN 1211-A
WIDTH 55'
DEPTH 32'
AREA 1088 SQ.



PLAN 1211
WIDTH 55'
DEPTH 32'
AREA 1088 SQ.



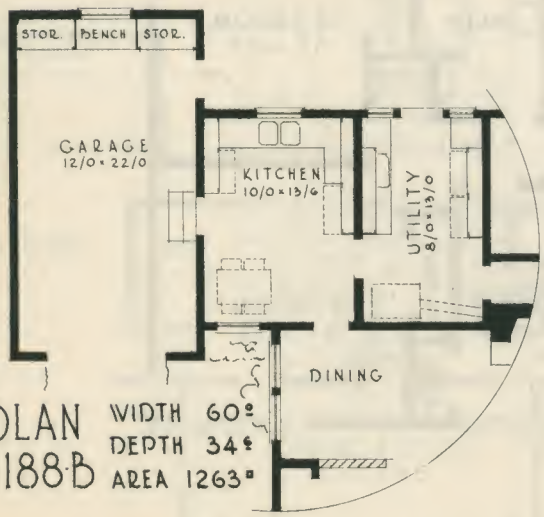
PLAN 1188-A • WIDTH 57⁰ • DEPTH 34⁶ • AREA 1190□



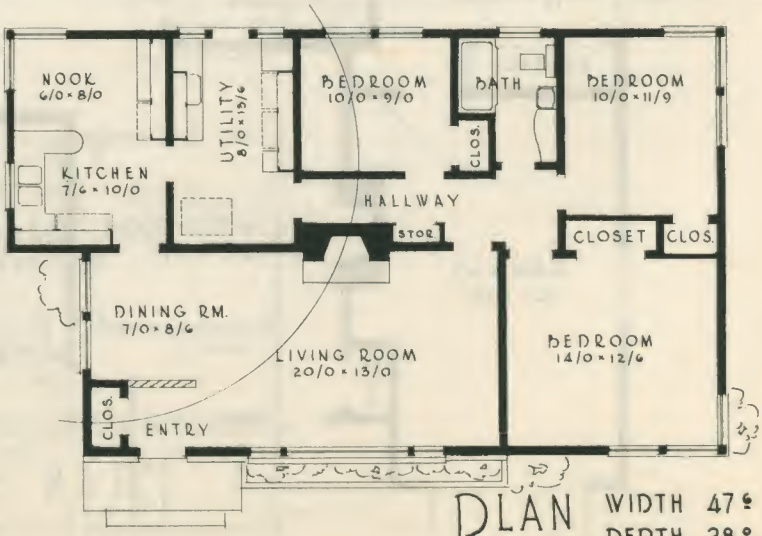
PLAN 1188 • WIDTH 42⁶ • DEPTH 28⁰ • AREA 1190□

LARGE HOME APPEARANCE WITH SMALL HOME ECONOMY IS THE SECRET KEY TO THE POPULARITY OF THIS PLAN. FROM THE ENTRY, MADE PRIVATE BY THE USE OF AN OPEN, STRUCTURAL GLASS PARTITION DESIGNED TO SHIELD THE DINING ROOM, THE SPACIOUSNESS OF THE 13/0 × 20/0 LIVING ROOM IS APPARENT. THE WELL-ARRANGED AND WELL-PLACED FIREPLACE WALL IS ONE OF THE FIRST AND MOST IMPORTANT IMPRESSIONS RECEIVED AS ONE ENTERS THE HOME. PASSING FROM ONE ROOM TO ANOTHER, ONE FEELS THAT HERE IS A HOME THAT MAKES HOUSEKEEPING SIMPLE BECAUSE OF THE MANNER IN WHICH TRAFFIC IS DIRECTED FROM ROOM TO ROOM WITHOUT CROSSING OTHER ROOMS, AN IMPORTANT AND UNUSUAL FEATURE IN A HOME OF THIS SIZE. PRIDE OF OWNERSHIP IS ONE OF THE GREATEST HUMAN JOYS, PARTICULARLY WHEN OWNER SHIP IS INVESTED IN THE LONG SLEEK LINES AND EXCELLENT PROPORTIONS OF A HOME SUCH AS THIS.

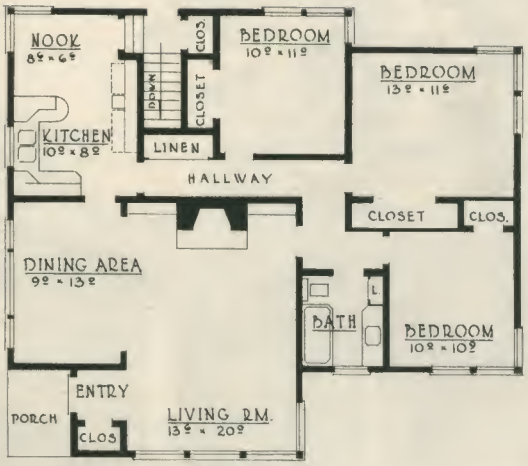




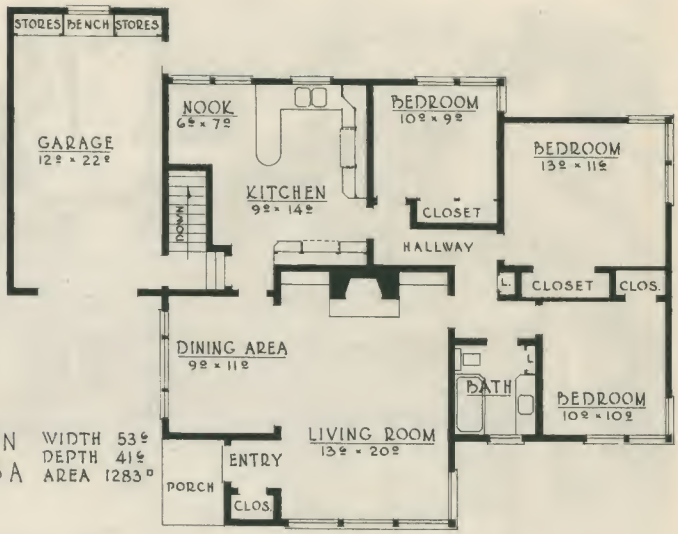
PLAN 1188-B WIDTH 60⁰ DEPTH 34⁶ AREA 1263□



PLAN 1188-C WIDTH 47⁶ DEPTH 28⁰ AREA 1263□

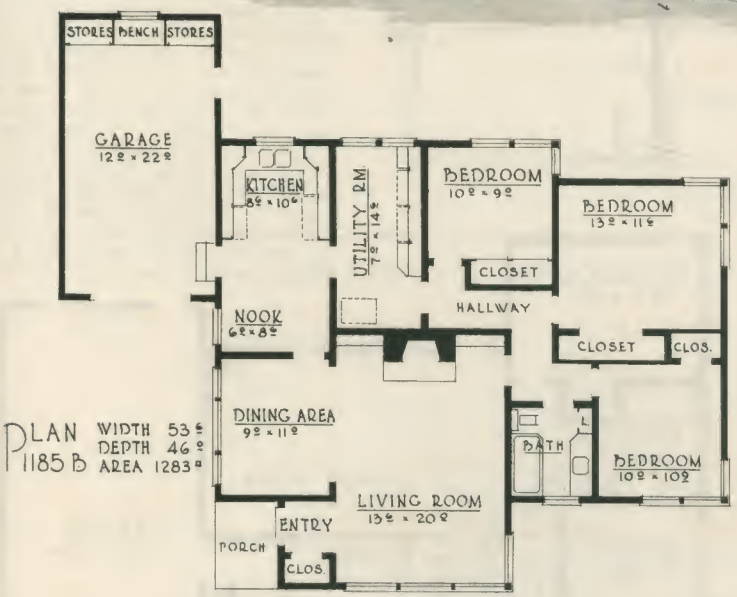


PLAN 1185 WIDTH 41'
DEPTH 36'
AREA 1283'

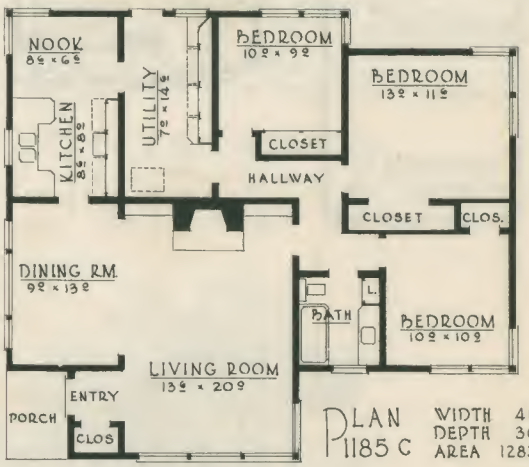


PLAN 1185 A WIDTH 53'
DEPTH 41'
AREA 1283'





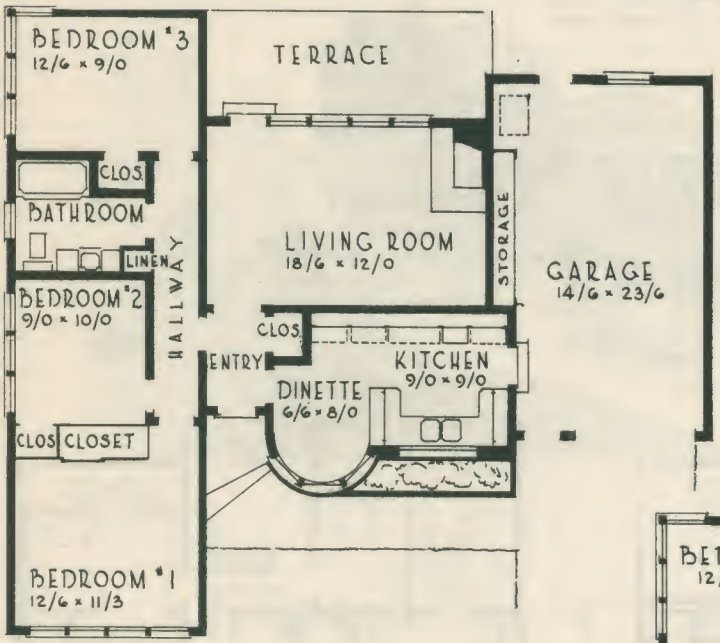
PLAN 1185 B WIDTH 53'
DEPTH 46'
AREA 1283'



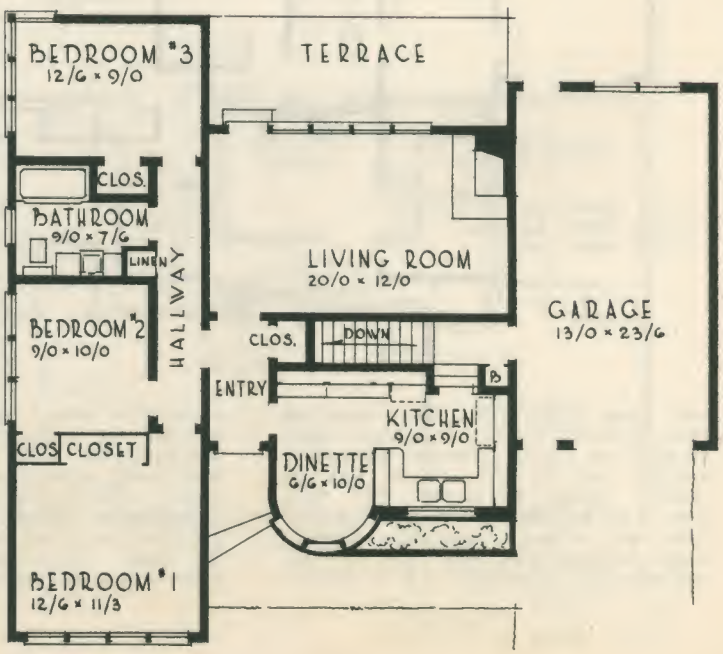
PLAN 1185 C WIDTH 41'
DEPTH 36'
AREA 1283'

EACH HOME SHOWN IN THIS PLAN BOOK HAS BEEN DESIGNED TO FILL A DEFINITE NEED, TO SOLVE AN ACTUAL PROBLEM CONTAINING FACTORS SUCH AS TYPE OF LOT, SIZE OF FAMILY, AMOUNT OF INCOME, ETC. PLAN 1185 IS AN EXCEPTION, HOWEVER, IN THAT IT WAS NOT ACTUALLY DESIGNED BY THE HOME BUILDING PLAN SERVICE. TRUE, WE PREPARED THE DRAWINGS, OUR DRAFTSMEN ACCURATELY WORKED OUT THE DETAILS AND APPLIED THE USUAL CAREFUL STUDY AND CONCENTRATION TO THE PLAN TO PROVIDE THE MOST SIMPLE SOUND CONCENTRATION, BUT THE DESIGN OF THE PLAN HAS BEEN PROVIDED BY OUR CUSTOMERS, BY BUILDERS, BY FINANCE PEOPLE, AND OTHERS WHO HAVE BEEN USING OUR PLANS FOR YEARS. FOR THIS REASON WE PRESENT PLAN 1185 WITH CONFIDENCE THAT IT WILL FILL THE NEEDS AND FIT THE POCKET BOOKS OF MANY FAMILIES REQUIRING THREE BEDROOMS. AS USUAL WE OFFER SEVERAL OPTIONAL ARRANGEMENTS FOR YOUR APPROVAL YOU WILL NOTICE THE UNUSUAL CLOSET AND STORAGE SPACE IN ALL FOUR OF THE PLANS. THE PLAN THAT IS PICTURED IN THE CENTER OF THE PAGE IS PLAN 1185A. THE OTHERS FOLLOW THE SAME GENERAL EXTERIOR DESIGN.





PLAN 1197
WIDTH 47⁶
DEPTH 42⁰
AREA 996□

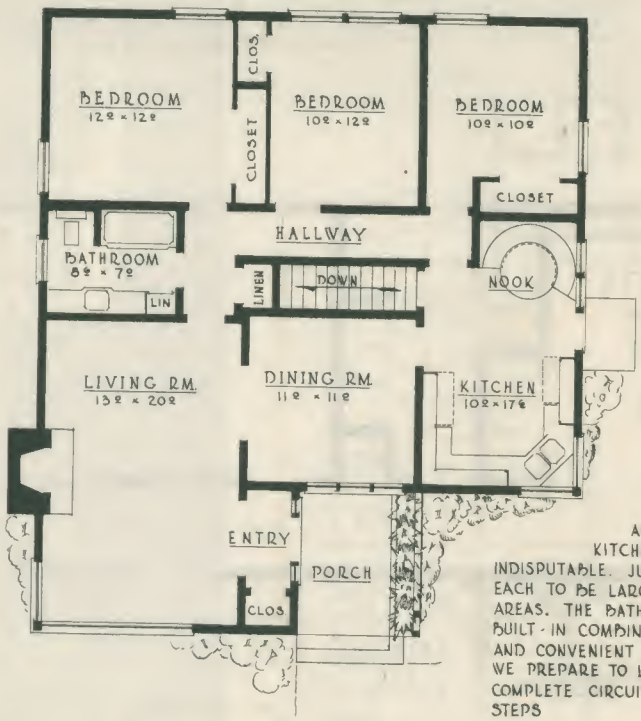


PLAN 1197 B
WIDTH 47⁶
DEPTH 42⁰
AREA 1123□



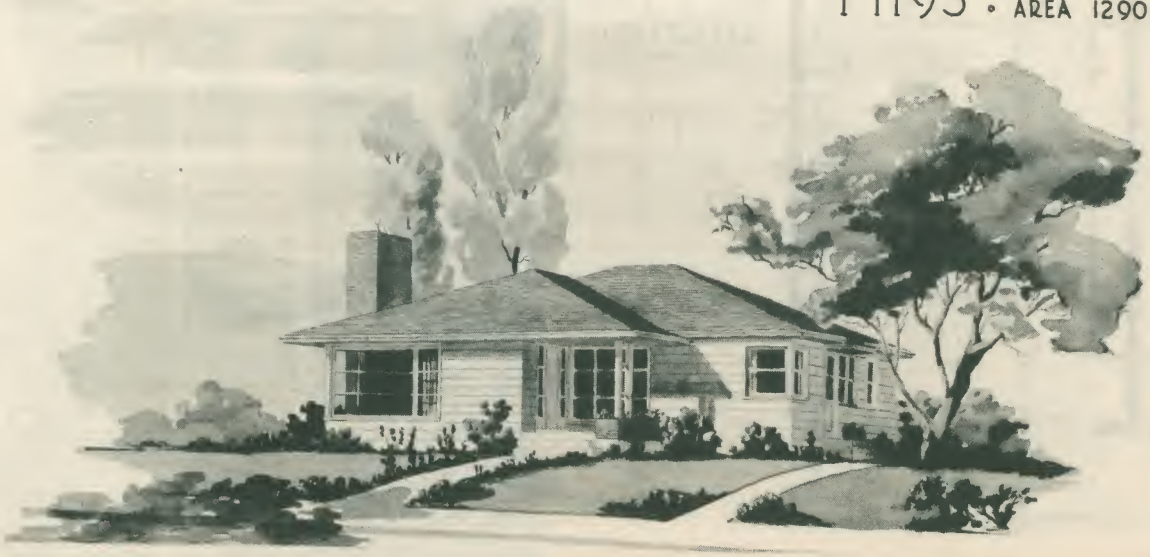
PLAN 1192 • WIDTH 36⁰ • DEPTH 41⁰ • AREA 1290⁰

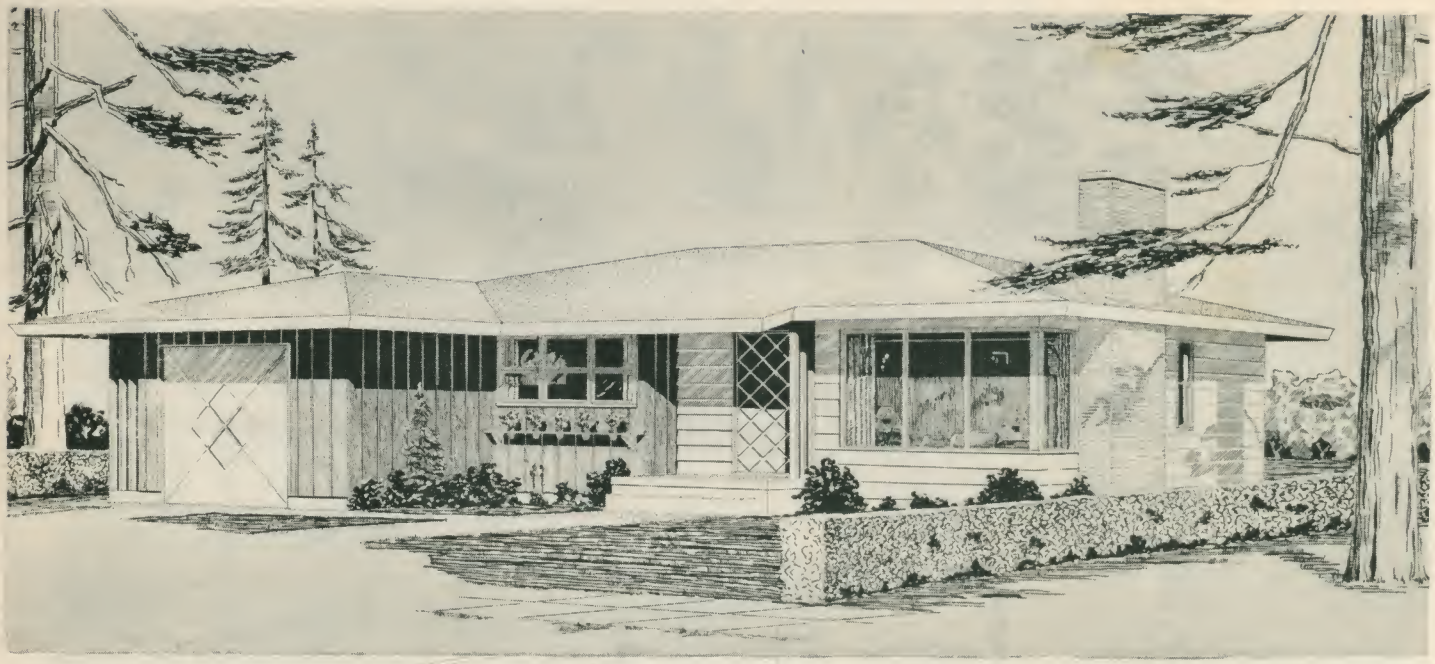
TO MANY PEOPLE THE WARMTH AND DURABILITY OF BRICK PLACES IT HIGH ON THE LIST OF DESIREABLE BUILDING MATERIALS. SOME PEOPLE, CITING THE NEAT APPEARANCE, EASY UPKEEP, AND ADDITIONAL INSULATING VALUE OF BRICK, WILL CONSIDER NOTHING ELSE WHEN PLANNING A NEW HOME. PLANS 1192 AND 1193 OFFER A CHOICE OF BRICK SIDING OR WOOD SIDING FOR OUTSIDE FINISH. THE BRICK HOME ABOVE, PLAN 1192, IS PROPERLY DESCRIBED AS BRICK VENEER CONSTRUCTION. BRICK VENEER MEANS BRICK FACING ON FRAME CONSTRUCTION AS CONTRASTED WITH SOLID BRICK WALLS. FOR MANY REASONS HOMES WITH SOLID BRICK WALLS ARE VERY RARE IN MOST PARTS OF THE COUNTRY, BEING REPLACED BY BRICK AND FRAME CONSTRUCTION. SUCH AS IN PLAN 1192. ON THE OTHER HAND, BRICK CONSTRUCTION BEING SOMEWHAT MORE EXPENSIVE THAN FRAME CONSTRUCTION, IS NOT DESIREABLE FOR MANY PEOPLE. FOR THOSE WHO LIKE CEDAR, PINE, OR FIR SIDING, WE OFFER PLAN NUMBER 1193, SHOWN BELOW. THIS IS THE MOST POPULAR STYLE AT THE PRESENT TIME, PARTICULARLY IN THE NORTHWEST. WHETHER YOU CHOOSE BRICK VENEER OR WOOD SIDING, IF YOU NEED A THREE BEDROOM HOME PARTICULARLY SUITED TO A SMALL LOT, YOU WILL DO WELL TO EXAMINE THIS PLAN CAREFULLY.

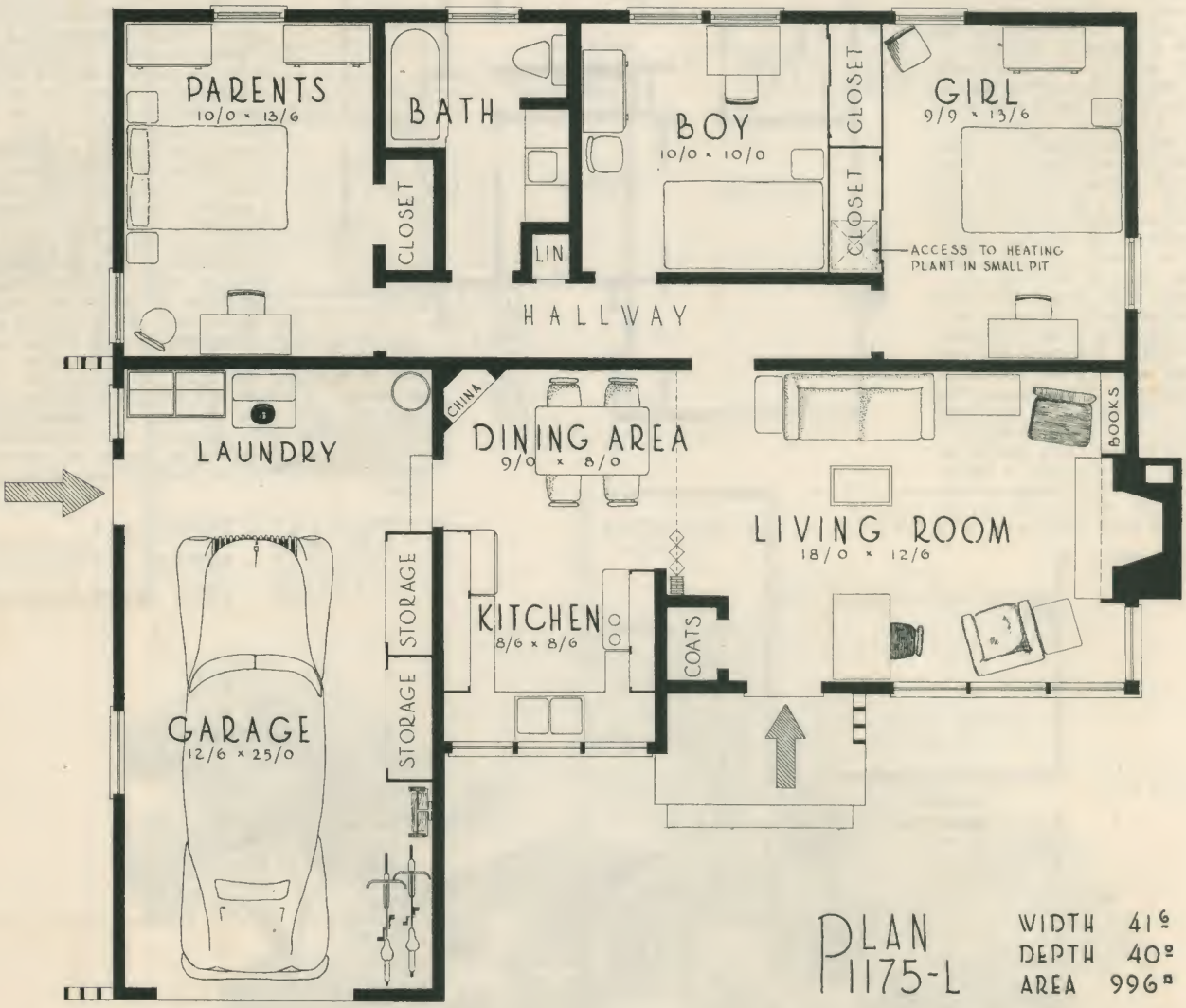


THE SAME FLOOR PLAN ARRANGEMENT APPLIES TO BOTH EXTERIOR DESIGNS SHOWN ON THIS PAGE. PERHAPS THE BEST WAY TO STUDY THIS PLAN IS TO ASSUME THAT WE ARE ENTERING THE HOME FOR A VISIT. THE STRIKING ENTRANCE FEATURING THE BRICK PLANTING BOX AND LARGE DINING ROOM WINDOW IS STILL DRAWING AH'S AND OH'S AS WE REMOVE OUR COATS AND HATS AND HANG THEM IN THE CONVENIENT ENTRY CLOSET. FROM THE ENTRY WE CAN SEE THE FIRESIDE GROUPING AND NOTICE HOW WELL SUITED THE LIVING ROOM IS TO FURNITURE ARRANGEMENT. WE ARE NOT INVITED FOR DINNER BUT ONE GLANCE AT THE DINING ROOM MAKES US WISH WE WERE. THE DINING ROOM WINDOW IS EVEN MORE STRIKING FROM INSIDE, THE FLOWERS AND SHRUBS IN THE PORCH PLANTING AREA MAKING A PLEASANT BACKGROUND AT MEALTIME. THE PRIDE OF ANY HOUSEWIFE IS HER KITCHEN AND THIS ONE IS INDEED LOVELY. FOR CONVENIENCE THE U-SHAPE CANNOT BE EQUALLED, AND THIS KITCHEN HAS THE ADDED FEATURE OF THE CORNER SINK. THE BEAUTY AND CONVENIENCE OF THE CIRCULAR BUILT-IN KITCHEN TABLE AND SEAT FOR FAMILY DINING IS INDISPUTABLE. JUST A GLANCE AT THE BEDROOMS SHOWS EACH TO BE LARGE AND AIRY, WITH EXCELLENT CLOSET AREAS. THE BATHROOM IS A PICTURE INDEED WITH IT'S BUILT-IN COMBINATION LAVATORY AND DRESSING TABLE AND CONVENIENT LINEN STORAGE. IT IS ONLY NOW AS WE PREPARE TO LEAVE THAT WE REALIZE WE HAVE MADE A COMPLETE CIRCUIT OF THE HOUSE WITHOUT RETRACING OUR STEPS

PLAN 1193 • WIDTH 36⁰ • DEPTH 41⁰ • AREA 1290⁰

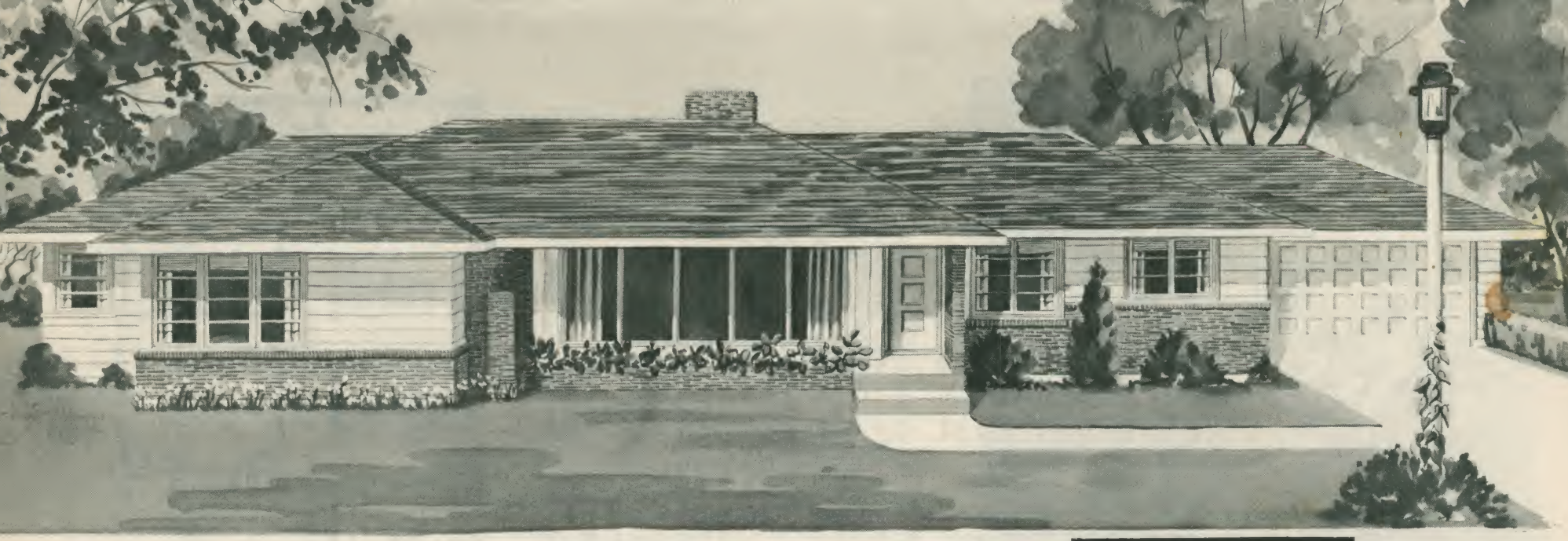


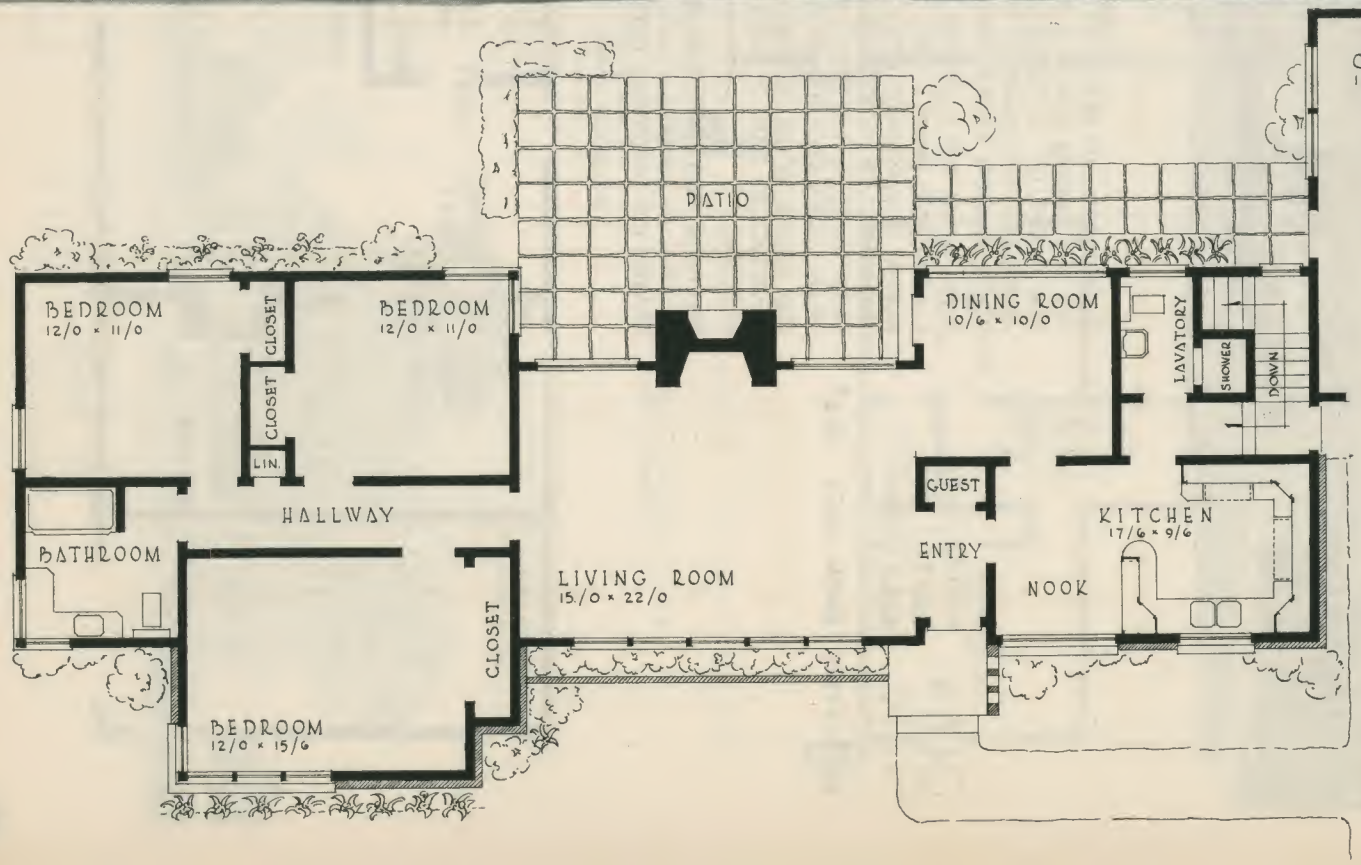




PLAN 1175-L

WIDTH 41⁶
DEPTH 40⁰
AREA 996ⁿ





PLAN 1169

WIDTH - 92/0
DEPTH - 43/0
1547 SQUARE FEET

THIS LOVELY RAMBLING HOME, TYPICAL OF THE MODERN TREND, WILL ADD BEAUTY TO ANY CITY NEIGHBORHOOD AND SUBURBAN COUNTRYSIDE. FOR SOME WHO THINK IT MAY BE TOO COSTLY, WE SUGGEST ANOTHER LOOK AT THE SQUARE FOOTAGE AND AN IMMEDIATE CONFERENCE WITH YOUR CONTRACTOR.



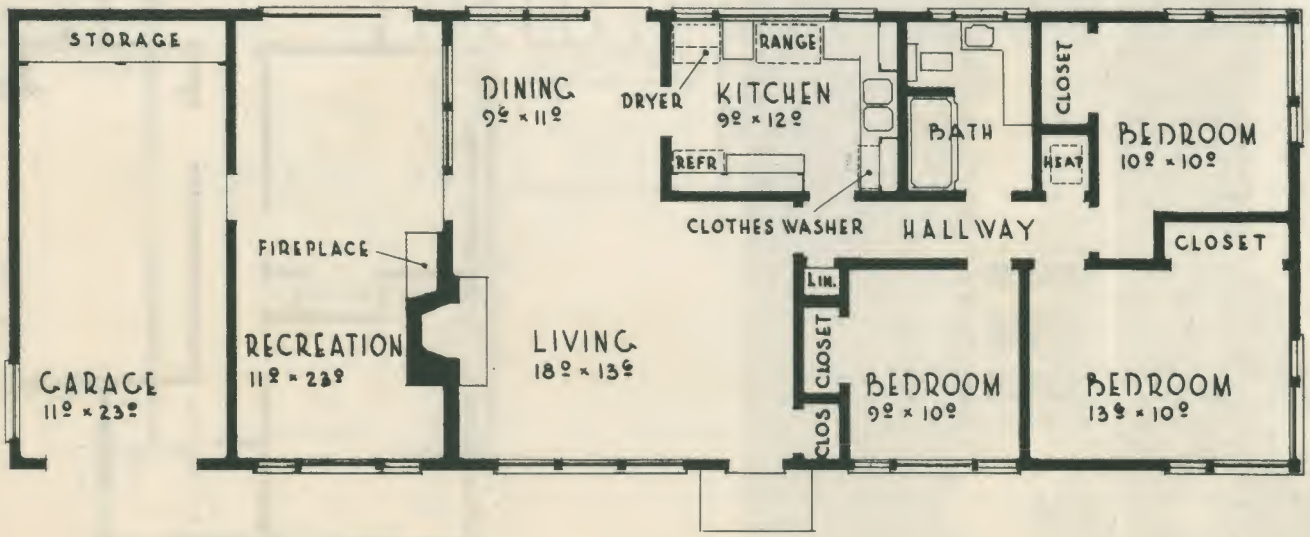
PLAN 1216
WIDTH 68'
DEPTH 24'
AREA 1080'

RECREATION ROOM AREA - 264'

ECONOMICAL TO BUILD BECAUSE OF ITS RECTANGULAR DESIGN, PLAN NO. 1216 OFFERS A BONUS ROOM FOR THE FAMILY WITH CHILDREN IN THE FORM OF A RECREATION AREA COMPLETE WITH FIREPLACE ADJOINING THE GARAGE. SLIDING GLASS WALL IN REAR OF PARTY ROOM ALLOWS EXTRA VENTILATION DURING FAIR WEATHER.

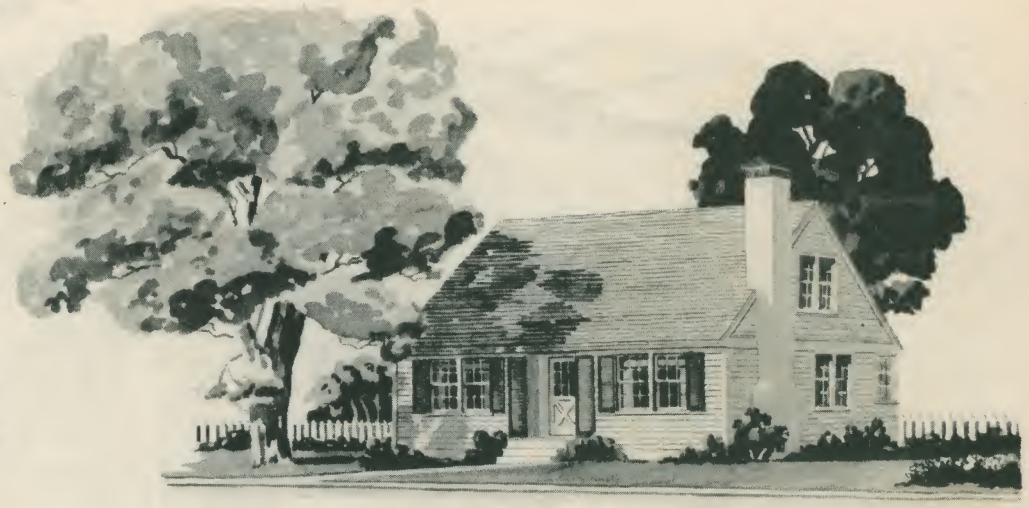
BECAUSE OF THE L-SHAPED ARRANGEMENT OF THE LIVING ROOM AND CONNECTING DINING AREA, THE ACTUAL LIVING SPACE OF THESE TWO ROOMS IS COMBINED INTO A MOST USEFUL AREA. THE MASONRY OF THE FIREPLACE IS EXTENDED ON BOTH SIDES TO FORM AN ATTRACTIVE BRICK WALL. A VAULTED CEILING COVERS MOST OF THE LIVING AND DINING AREA EXCEPT FOR THE SPACE OVER THE PATH OF ENTRY FROM THE FRONT DOOR. IN THE LATTER CASE THE CEILING IS LEVEL AND LOWERED SO THAT IT FORMS A LEDGE FOR PLANTERS AND INDIRECT LIGHTING.

THE HOME HAS BEEN DESIGNED TO TAKE ADVANTAGE OF EVERY SAVING OF COST IN CONSTRUCTION. NOTICE HOW THE PLUMBING IS CONCENTRATED ON ONE WALL BETWEEN THE KITCHEN AND BATHROOM.

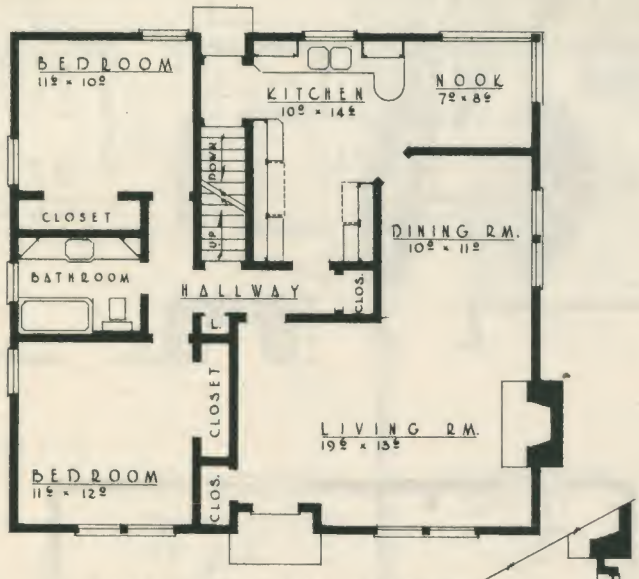


ON THIS PAGE WE OFFER ONE FLOOR PLAN WITH A CHOICE OF TWO EXTERIORS. IF YOU HAVE A WEAKNESS FOR CAPE COD ATMOSPHERE, PLAN 1186 WILL PROBABLY BE YOUR CHOICE. THE CLEAN WHITENESS OF THIS EXTERIOR, EMPHASIZED BY DARK GREEN SHUTTERS AND BLACK ROOF, PRESENTS A NEAT, ATTRACTIVE APPEARANCE.

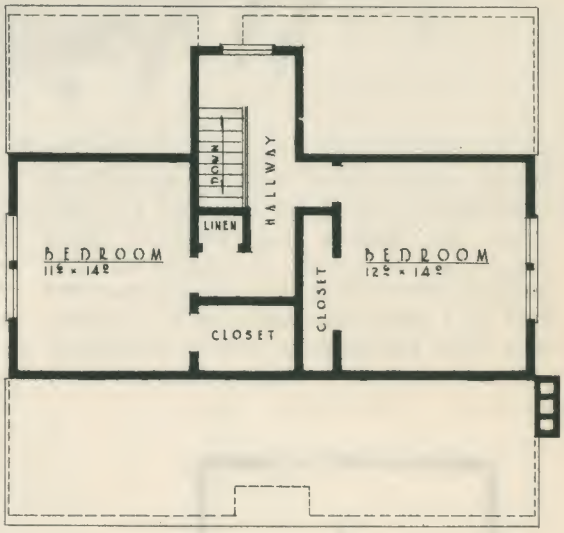
MANY HOME SEEKERS, HOWEVER, DESIRING THE COMPACTNESS OF THE CAPE COD PLAN COMBINED WITH A LESS TRADITIONAL EXTERIOR WILL PREFER PLAN 1187. THE RICHNESS OF HEAVY CEDAR SHAKES, BLENDED WITH WATERPROOF PLYWOOD OR CEDAR CLAPBOARDS PAINTED A CONTRASTING COLOR IN THE GABLE ENDS RESULTS IN A DEFINITE AND MODERN DEPARTURE FROM CAPE COD MORE COMPLETELY STRESSED BY THE CONTEMPORARY CORNER BAY WINDOW IN THE LIVING ROOM.



PLAN 1186 • WIDTH 35' • DEPTH 33' • AREA 1143 SQ. FT.



FIRST FLOOR PLAN



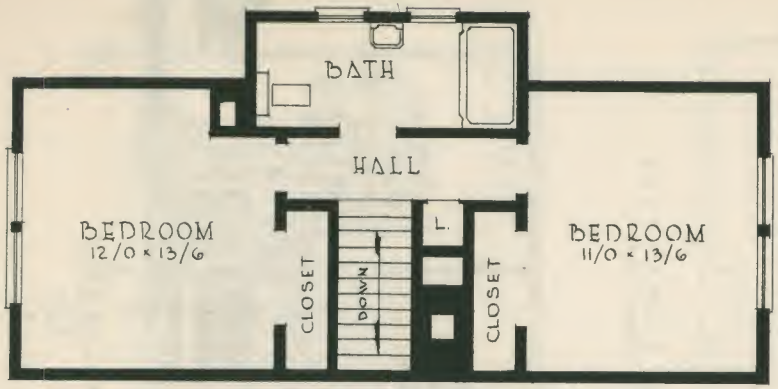
SECOND FLOOR PLAN
547 SQUARE FEET

BAY WINDOW ARRANGEMENT
PLAN 1187

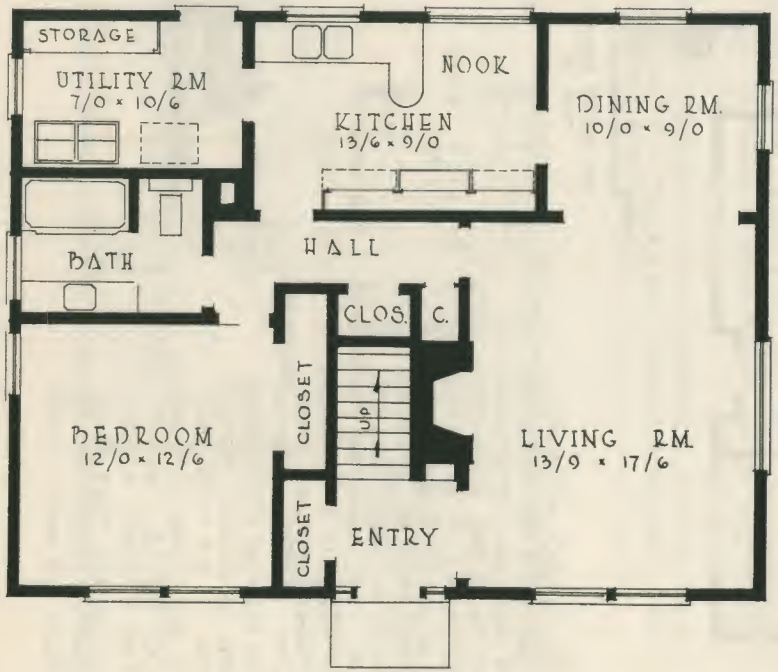
THE EXTERIOR APPEARANCE OF A HOME IS THE FIRST ATTRACTION BUT THE FINAL CHOICE OF A DWELLING DEPENDS ON THE SIZE, ARRANGEMENT AND CONVENIENCE OF THE FLOOR PLAN. SIZE DEPENDS LARGELY ON THE AMOUNT ONE WISHES TO INVEST, BUT DOLLAR FOR SQUARE FOOT, YOU WILL FIND IT HARD TO BEAT THIS TYPE OF PLAN BECAUSE OF ITS RECTANGULAR SHAPE, SIMPLE ROOF AND COMPACT SIMPLICITY. MANY PEOPLE, NEEDING ONLY TWO BEDROOMS FOR THE PRESENT, WILL LEAVE THE UPSTAIRS UNFINISHED AT FIRST. IF YOU DOUBT THAT FINDING BOTH DINING ROOM AND BREAKFAST ROOM IN A HOME OF THIS TYPE IS UNUSUAL, WE INVITE YOU TO COMPARE OTHER PLANS AND PROVE TO YOURSELF THAT THIS IS A SPECIAL AND UNIQUE FEATURE.



PLAN 1187 • WIDTH 35' • DEPTH 33' • AREA 1143 SQ. FT.



SECOND FLOOR PLAN



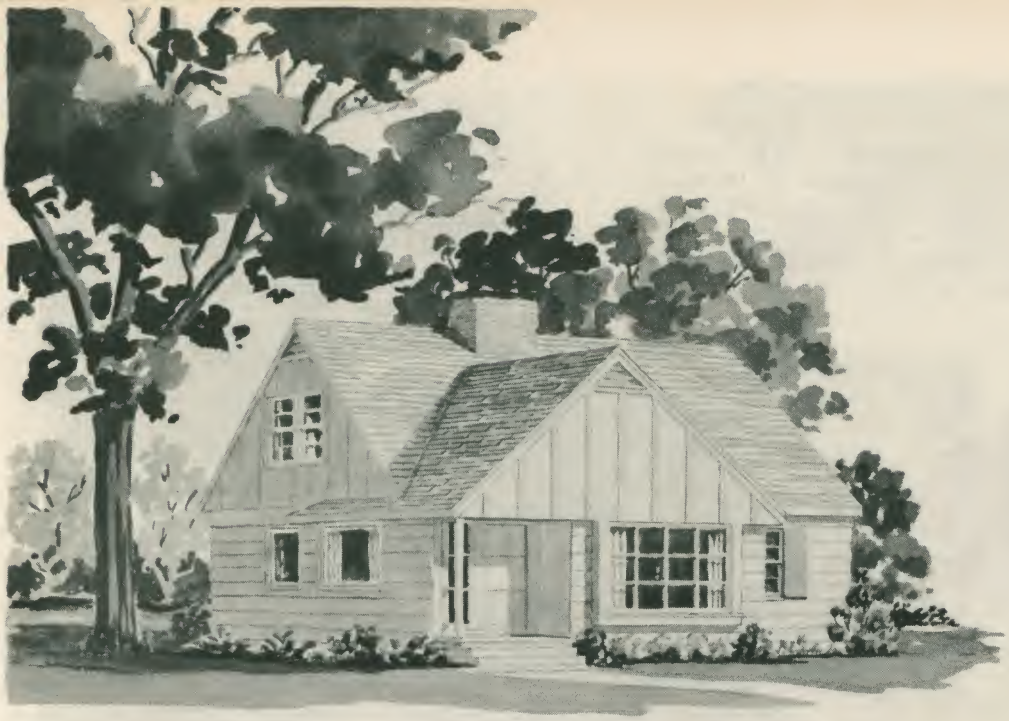
FIRST FLOOR PLAN

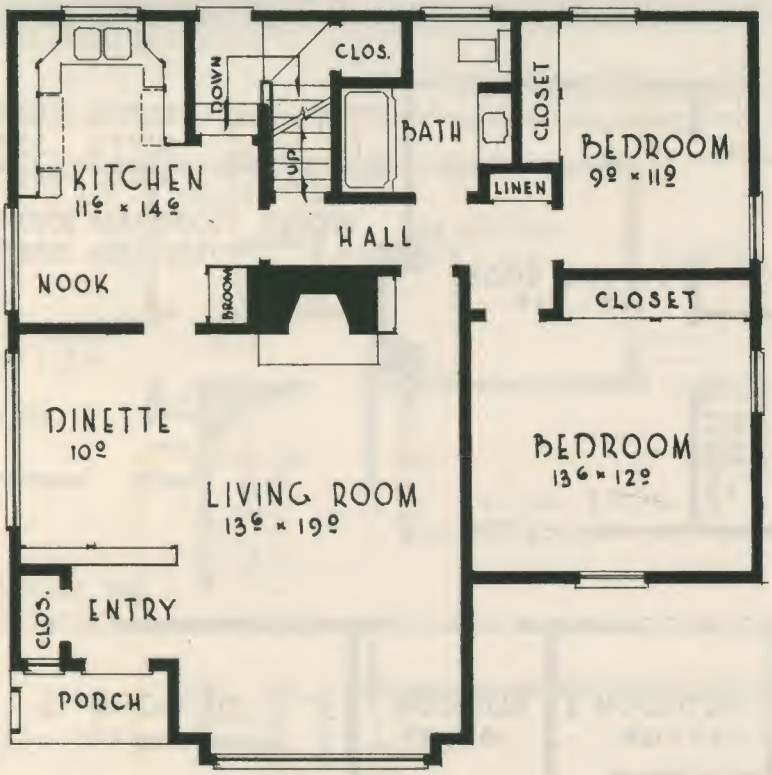


PLAN 1095

WIDTH - 36/0
DEPTH - 28/0
1008 SQUARE FEET

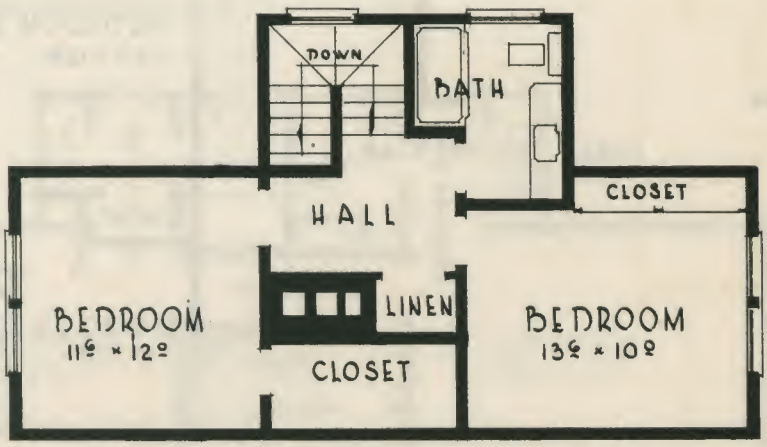
PLAN 1095 IS ANOTHER OF THE EVER POPULAR CAPE COD MODELS. THIS TIME OFFERING A FINE FLOOR PLAN WITH A UTILITY ROOM INSTEAD OF A BASEMENT





FIRST FLOOR PLAN

THIS WELL-DESIGNED HOUSE IS GEARED TO THE FAMILY NEEDING AMPLE LIVING QUARTERS AT MODEST COST. BASIC ARRANGEMENT IS EXCELLENT, ROOMS ARE WELL PROPORTIONED ACCORDING TO FUNCTION. UPSTAIRS BATH IS A NECESSITY FOR LARGER FAMILIES. FOR ECONOMY'S SAKE, UPSTAIRS BEDROOMS COULD BE PLANNED NOW AND CONSTRUCTED LATER.



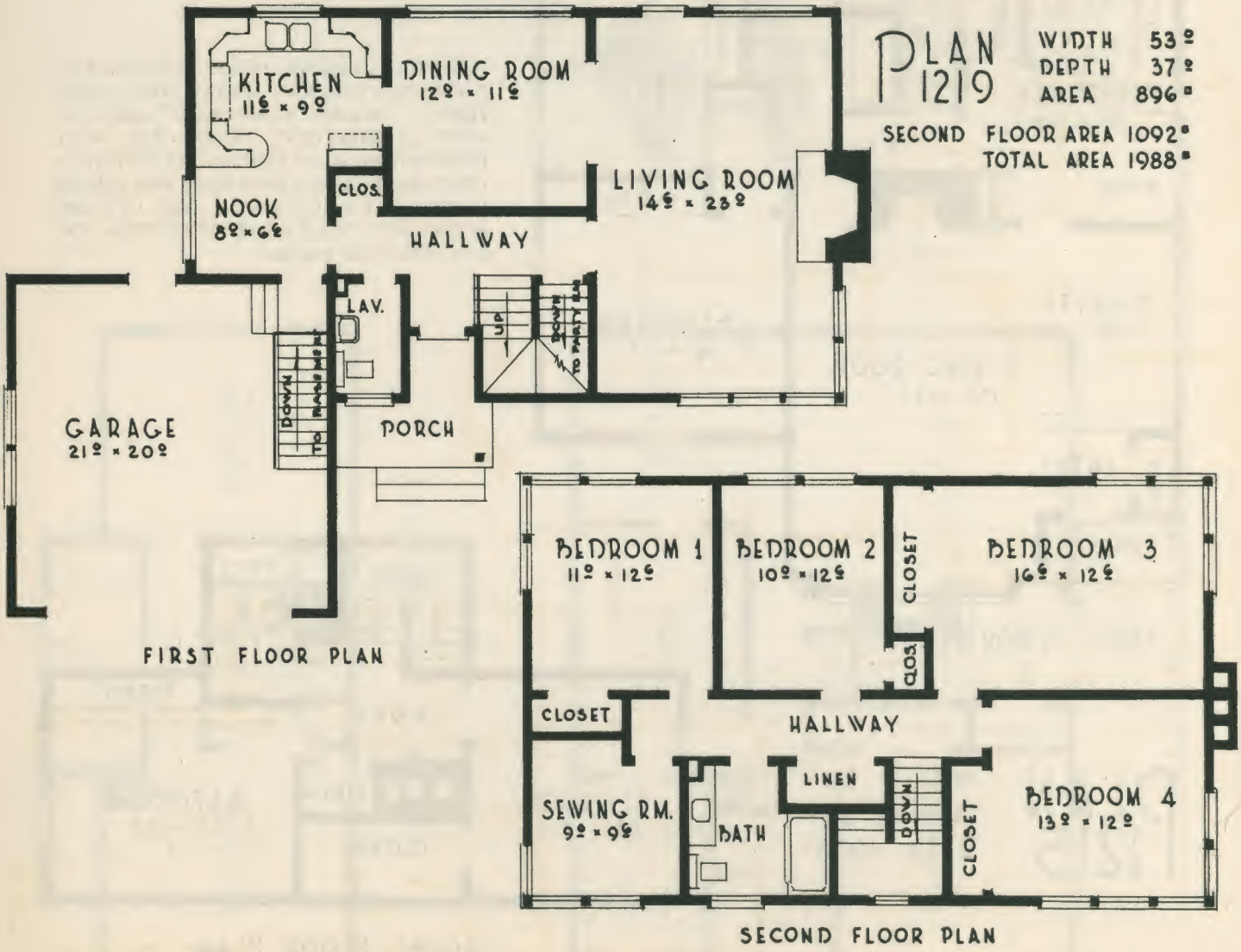
SECOND FLOOR PLAN

PLAN 1215

WIDTH 36º
DEPTH 35º
AREA 1098□

THE CONTEMPORARY STYLING OF THIS HOME GIVES IT GREAT APPEAL. LOWER PORTION OF THE EXTERIOR IS TREATED WITH BRICK VENEER AND THE UPPER PART IS FINISHED WITH CEDAR SIDING. PLAN IS SUITABLE FOR CORNER LOTS, BUILDING SITES WITH VIEW TO REAR, REAR GARDENS WITH A PATIO AS WELL AS AN INSIDE 65/0 CITY LOT.





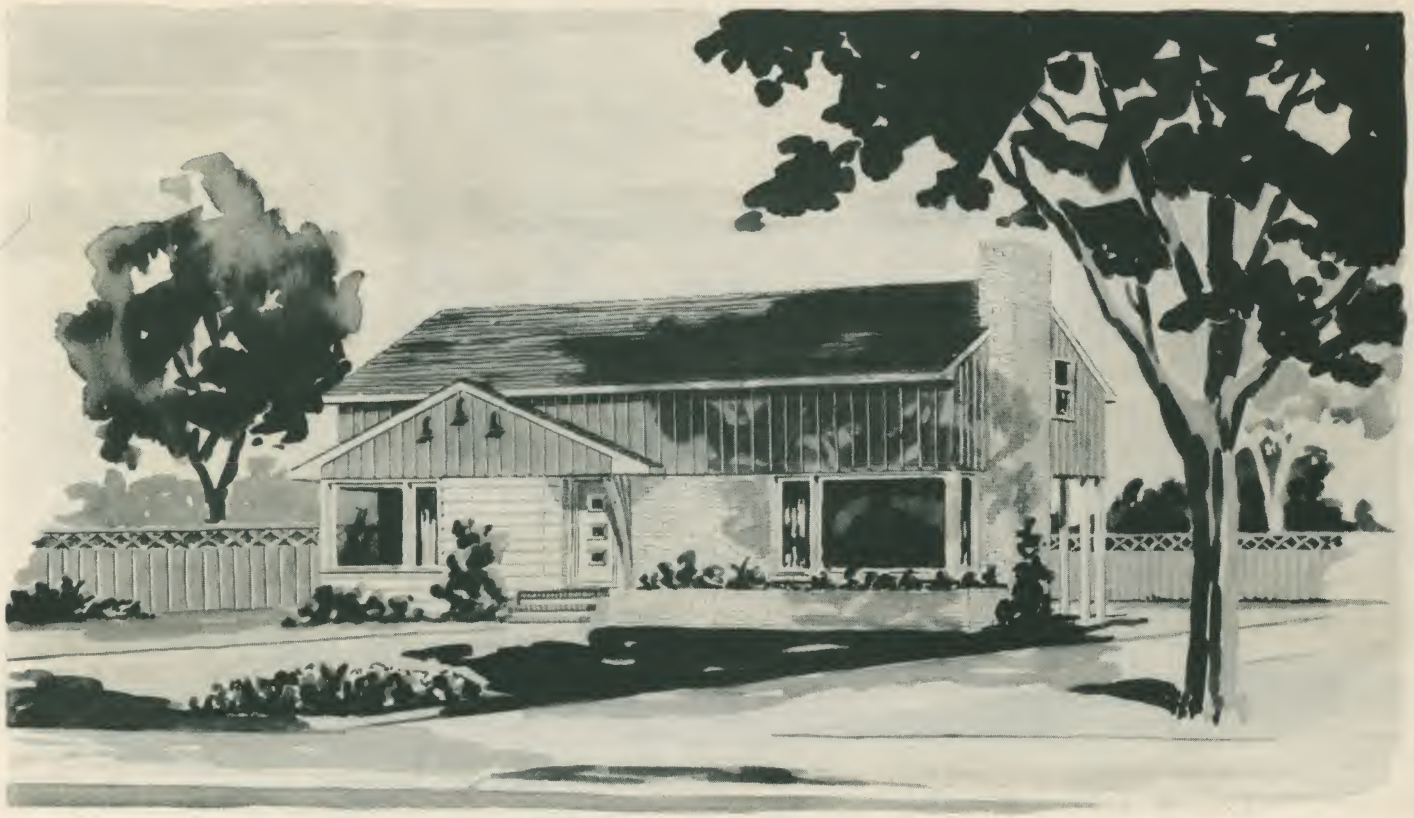
PLAN 1219

WIDTH 53º
DEPTH 37º
AREA 896□

SECOND FLOOR AREA 1092□
TOTAL AREA 1988□

FIRST FLOOR PLAN

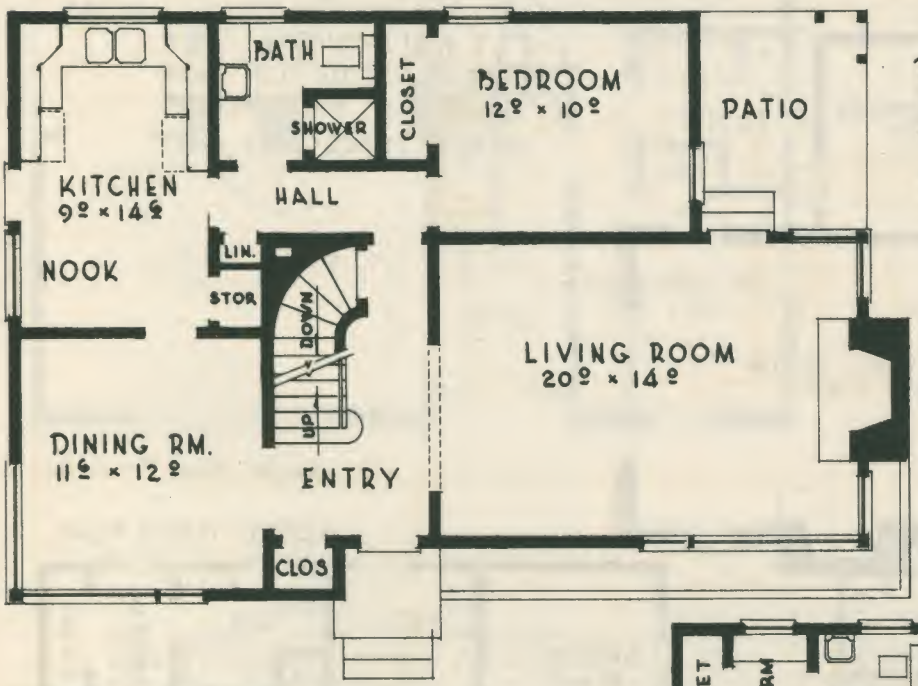
SECOND FLOOR PLAN



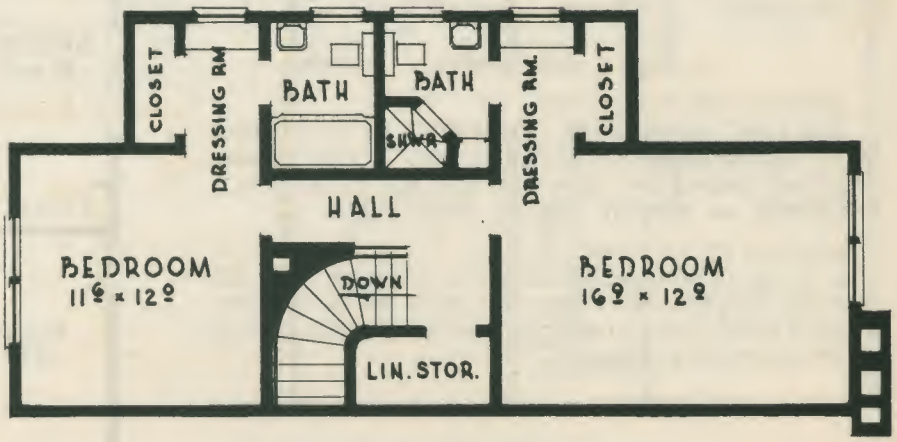
PLAN 1221

WIDTH	41′
DEPTH	28′
AREA	1090□

SECOND FLOOR AREA 668□

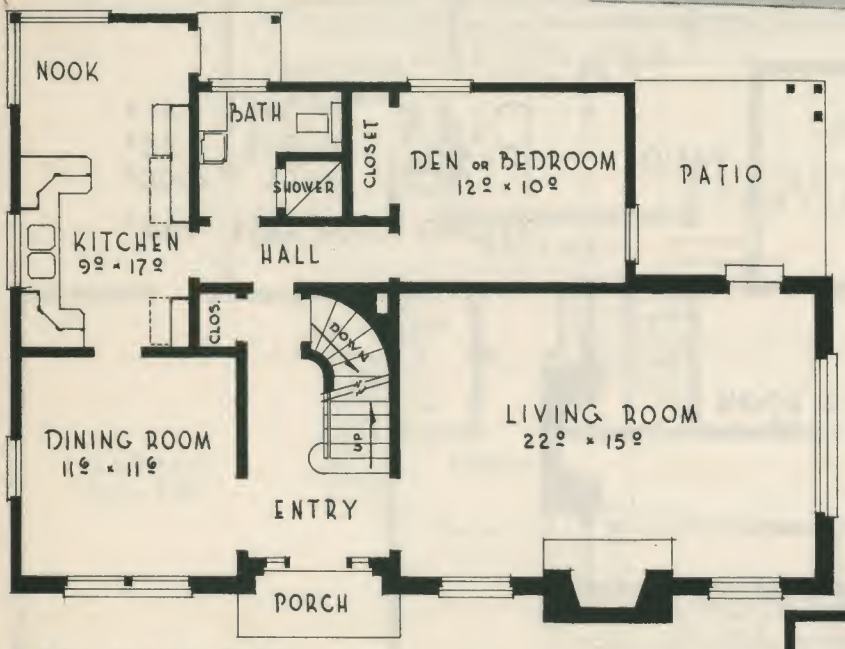


FIRST FLOOR PLAN



SECOND FLOOR PLAN





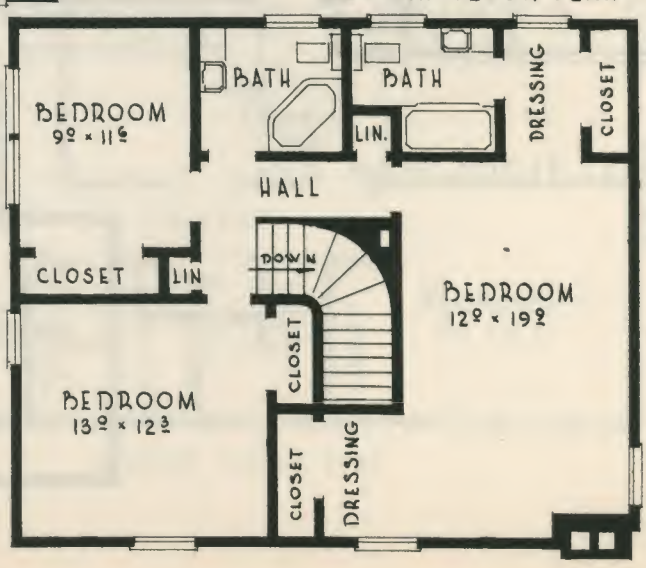
FIRST FLOOR PLAN

PLAN 1222

WIDTH 43º
DEPTH 30º
AREA 1063 □

SECOND FLOOR AREA 915 □

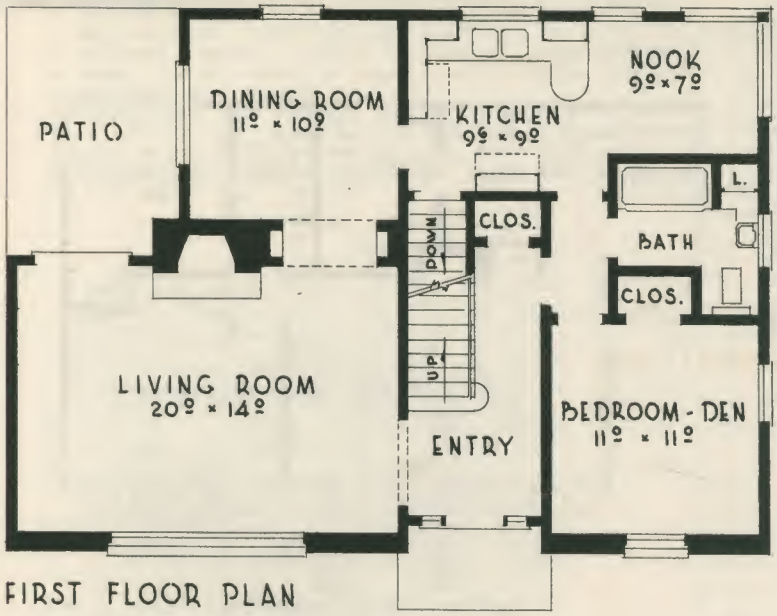
SECOND FLOOR PLAN



(FIRST FLOOR PLAN)
THE FIRST FLOOR LEVEL, COMPRISING AN ENTRY HALL WITH AN OPEN STAIRWAY, LIVING ROOM, DINING ROOM, BATHROOM, DEN AND KITCHEN-NOOK SPACE, COVERS 1063 SQUARE FEET OF LIVING AREA.

(SECOND FLOOR PLAN)
A HUGE MASTER BEDROOM WITH ADJOINING PRIVATE BATH AND DRESSING AREA IS A FEATURE OF THE SECOND STORY. TWO ADDITIONAL BEDROOMS ARE SERVED BY ANOTHER BATHROOM.





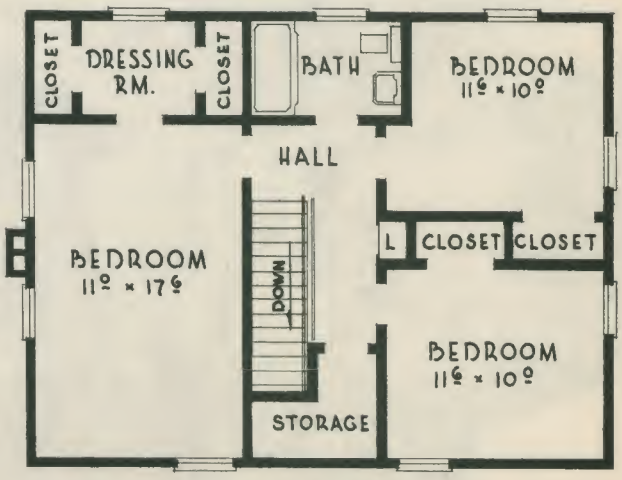
FIRST FLOOR PLAN

PLAN 1223

WIDTH 40⁰
DEPTH 28⁰
AREA 996□

SECOND FLOOR AREA 744□

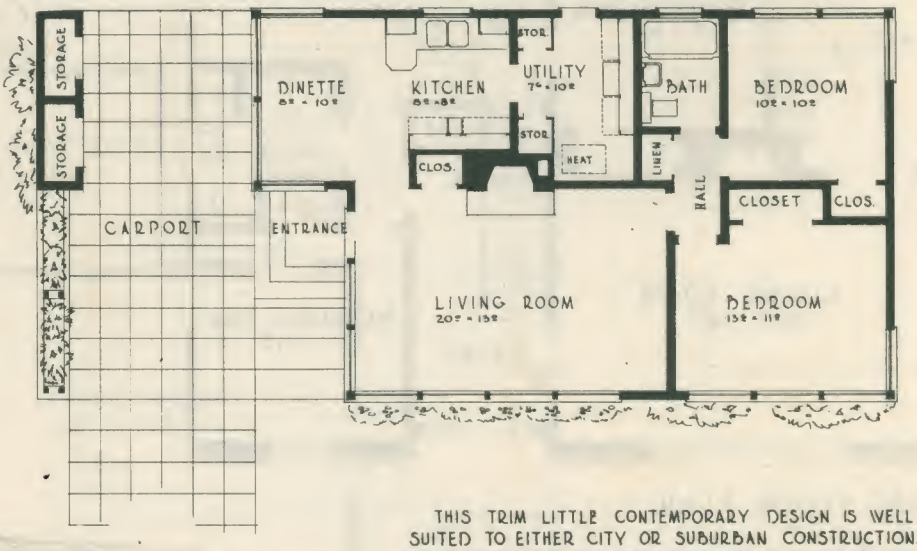
THE LASTING APPEAL OF THE AMERICAN COLONIAL DESIGN HAS BEEN CAPTURED IN THE EXTERIOR OF THIS HOME. THE TRADITIONAL DESIGN ALLOWS AMPLE SPACE FOR AN EXTREMELY FUNCTIONAL FLOOR PLAN.



SECOND FLOOR PLAN



PLAN 1130
- WIDTH 55'
- DEPTH 24'
- AREA 923'





THIS TRIM LITTLE CONTEMPORARY DESIGN IS WELL SUITED TO EITHER CITY OR SUBURBAN CONSTRUCTION. COMPACT, ECONOMICAL TO BUILD, EASY TO HEAT AND MAINTAIN, IT IS A SIMPLE ANSWER TO HIGH COSTS. COVER IT WITH ROUGH SIDING AND STAIN, DON'T PAINT, STAIN IT WITH THE RICH COLORS OF NATURE; DARK GREEN, DEEP EARTHY BROWN WITH BRIGHT YELLOW TRIM, AND YOU WILL HAVE AN ATTRACTIVE, SNUG LITTLE HOME. THE LIVING ROOM VIEW IS TYPICAL OF THE STUDY AND THOUGHT GIVEN TO THE WHOLE HOUSE. A CARPORT AS ACCESSIBLE AS THIS ONE IS, REALLY DOES DOUBLE DUTY. BY NIGHT IT HOUSES THE FAMILY CAR AND DURING THE DAY AND EVENING IT PROVIDES A COOL COVERED OUTDOOR AREA IN WHICH THE CHILDREN CAN PLAY OR THE GROWN-UPS CAN ENTERTAIN.



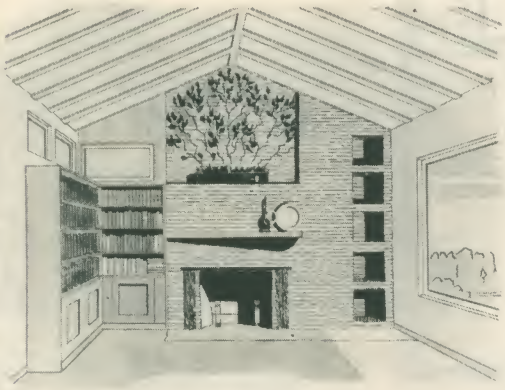
PLAN 1189

- WIDTH 40'
- DEPTH 55'
- AREA 1012 SQ. FT.

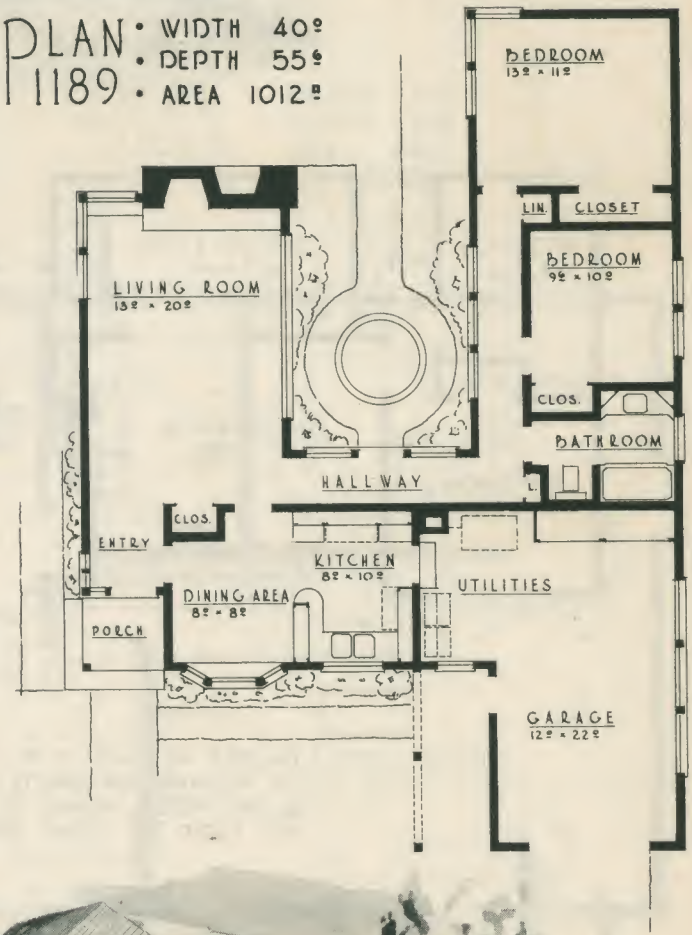
THIS HOME IS DESIGNED FOR PEOPLE WHO WISH SUBURBAN PRIVACY WITH CITY CONVENIENCE. PLANNED TO FIT ON A 50×100 LOT, ITS FEATURES CAN BEST BE NOTED AS FOLLOWS:

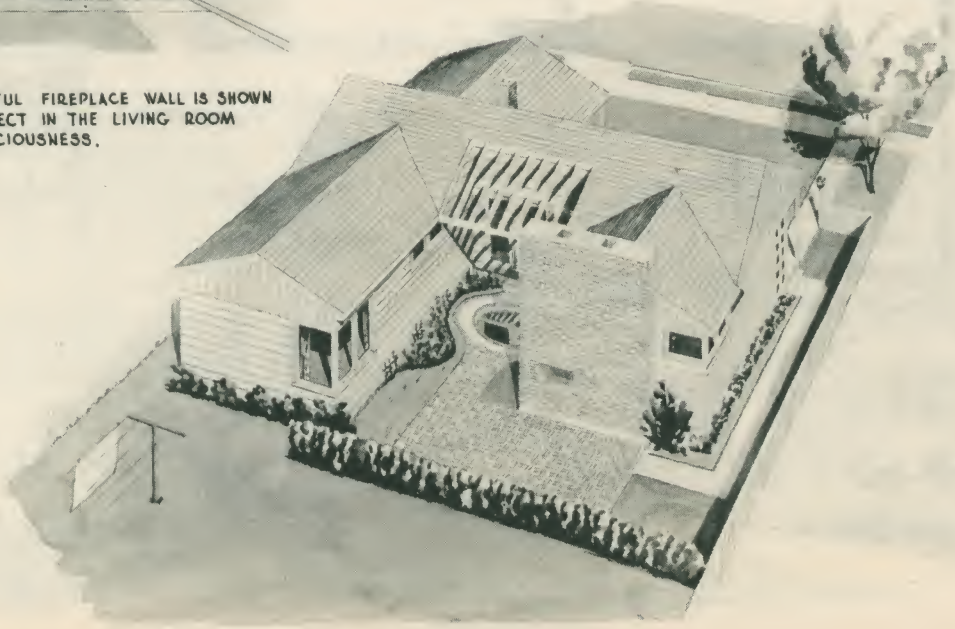
1) SEPARATE ENTRY HALL LEADING TO LIVING ROOM OR KITCHEN.
2. CONVENIENTLY LOCATED GUEST CLOSET.
3. WELL ARRANGED LIVING ROOM WITH BEAUTIFUL FIREPLACE WALL AND LOVELY PICTURE WINDOW OVERLOOKING POOL AND GARDEN.
4. EXCELLENT U-SHAPED KITCHEN ADJOINING DINING AREA WHICH FEATURES BAY WINDOW. THE KITCHEN IS ALSO VERY HANDY TO UTILITY AREA AND GARAGE.
5. WELL LIGHTED HALL LEADING TO BEDROOMS, BATH, AND GARDEN.
6. BATH CONVENIENTLY LOCATED TO BE ACCESSIBLE TO LIVING AND SLEEPING AREA. NOTE BUILT-IN LAVATORY.
7. EXCELLENT BEDROOM CLOSETS AND ADEQUATE LINEN STORAGE.
8. LARGE STORAGE CLOSET IN GARAGE. NOTE CENTRAL LOCATION OF FURNACE IN GARAGE.

IN ENUMERATING THESE FEATURES THERE IS NOT SPACE TO DO MORE THAN MENTION SUCH THINGS AS THE COVERED WALK ALONGSIDE THE GARAGE OR THE OUTDOOR FIREPLACE AND PATIO AND MANY OTHER FEATURES CONTRIBUTING TO THE CHARM AND LIVEABILITY OF THIS SMALL HOME.



THE SIMPLE BUT BEAUTIFUL FIREPLACE WALL IS SHOWN ABOVE. THE BEAM EFFECT IN THE LIVING ROOM ADDS CHARM AND SPACIOUSNESS.

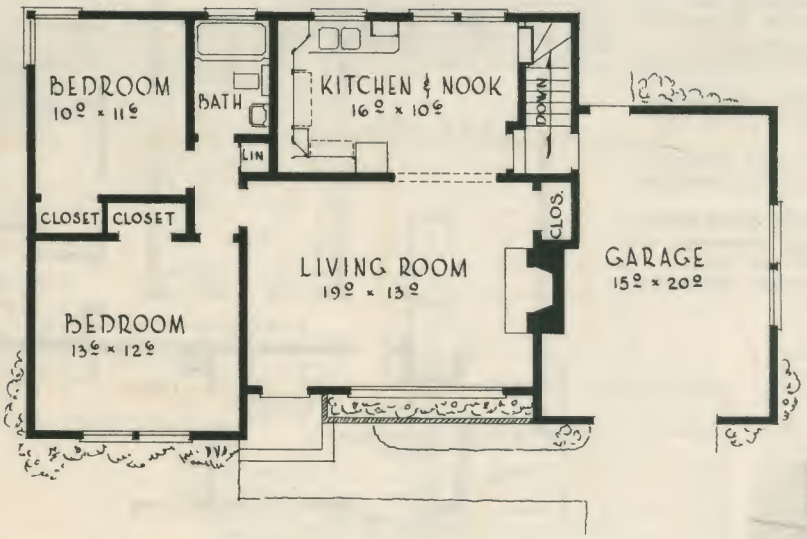




PLAN 1146

WIDTH 49'
DEPTH 28'
AREA 943 □





TWO SMART EXTERIORS ARE AVAILABLE WITH FLOOR PLAN 1146, EITHER OF WHICH WILL DO CREDIT TO ANY NEIGHBORHOOD. THE PLAN IS DEVELOPED FOR A FULL BASEMENT.



THE VIEW AT RIGHT IS OF THE KITCHEN AND DINETTE AS ONE PASSES THROUGH THE ARCH FROM THE LIVING ROOM.



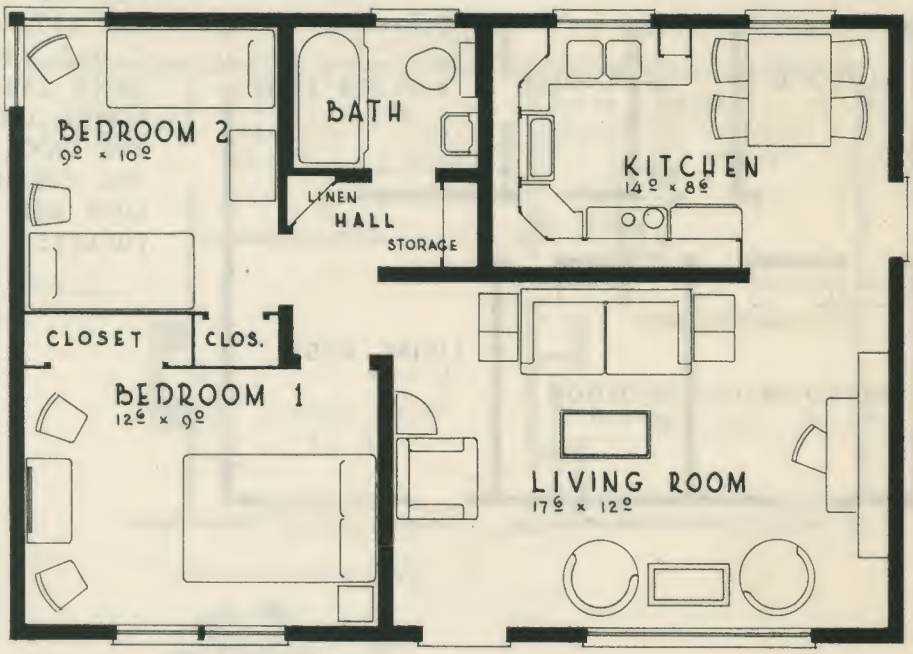
PLAN 1146 A

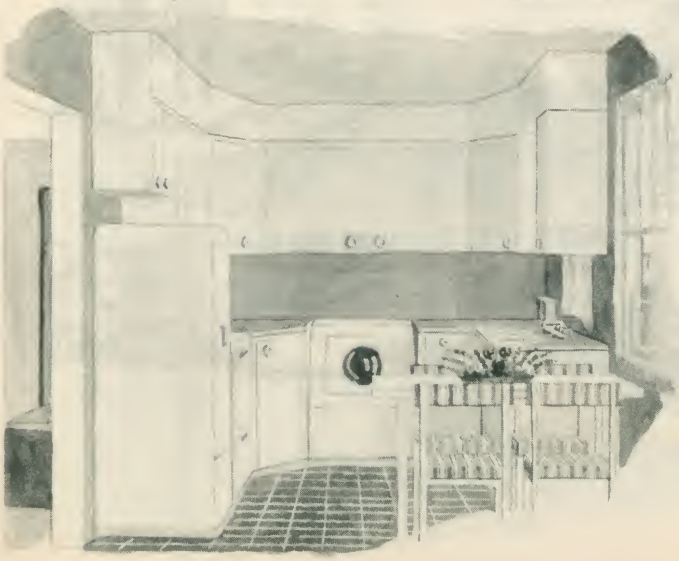
WIDTH 49'
DEPTH 28'
AREA 943 □



PLAN 1206B
WIDTH 31'
DEPTH 22'
AREA 693 SQ.

PLAN 1206A
WIDTH 31'
DEPTH 22'
AREA 693 SQ.



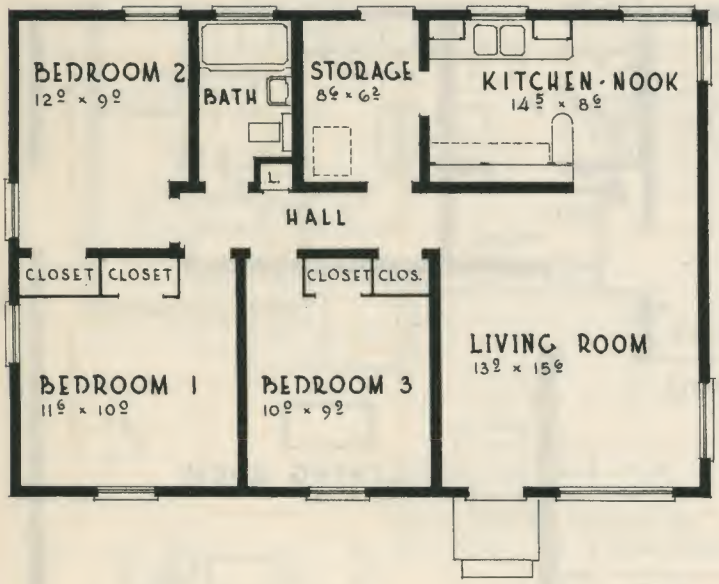


THE PLAN SHOWN ABOVE WITH TWO ATTRACTIVE EXTERIORS HAS BEEN ESPECIALLY DESIGNED TO MEET THE FEDERAL HOUSING ADMINISTRATION TITLE I PROGRAM FOR SOUNDLY CONSTRUCTED, PERMANENT, LOW COST HOMES. IT IS POSSIBLE TO BUILD THIS HOME FOR LESS THAN $5000, THUS QUALIFYING IT FOR A TITLE I - SECTION 8 LOAN. IN SPITE OF THE LOW SQUARE FOOTAGE ALL ROOMS ARE OF GOOD SIZE, WELL-ARRANGED, AND ENTIRELY ADEQUATE FOR THE SMALL FAMILY. AN EXAMPLE IS THE ROOMY, U-SHAPED KITCHEN SHOWN IN THE VIEW AT LEFT.

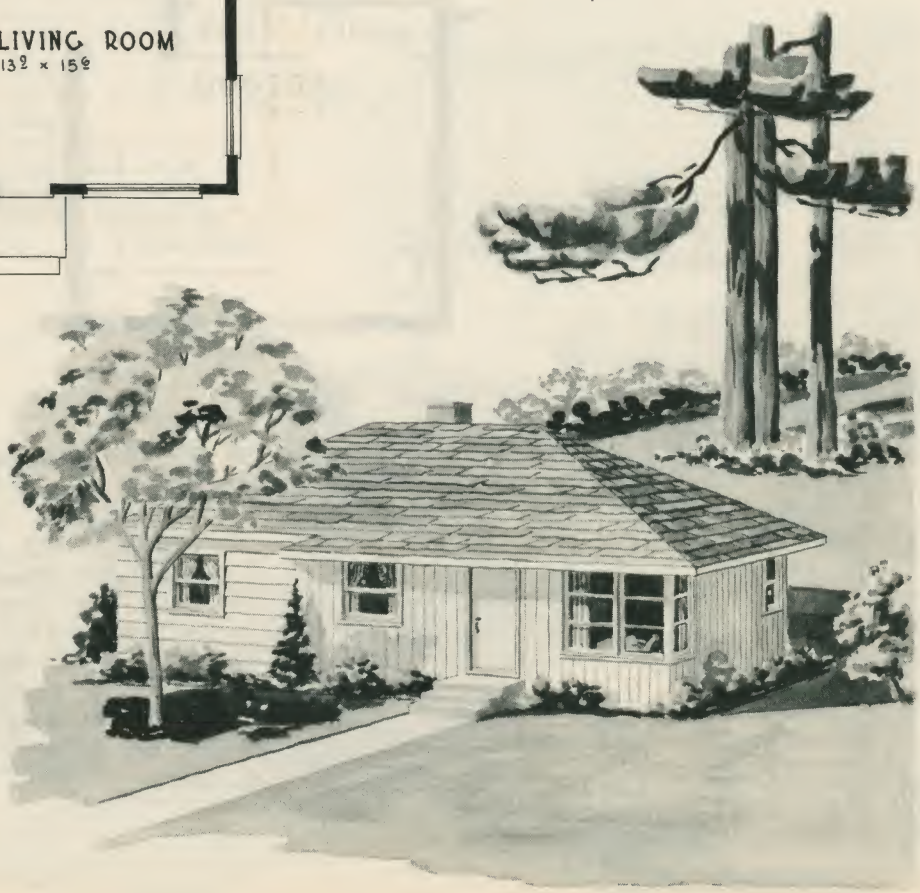
PLAN 1208

WIDTH 37⁰
DEPTH 25⁶
AREA 943□





DESPITE THE FACT THAT ECONOMY WAS THE WATCHWORD IN DESIGNING THIS HOME, IT HAS THE CHARM AND LIVEABILITY THAT MANY LARGER AND MORE PRETENTIOUS HOMES LACK. FROM THE FOUNDATION TO THE RIDGE EVERY PIECE OF MATERIAL WAS CONSIDERED ON THE MERITS OF ITS COST AND ULTIMATE NECESSITY OR USEFULNESS.

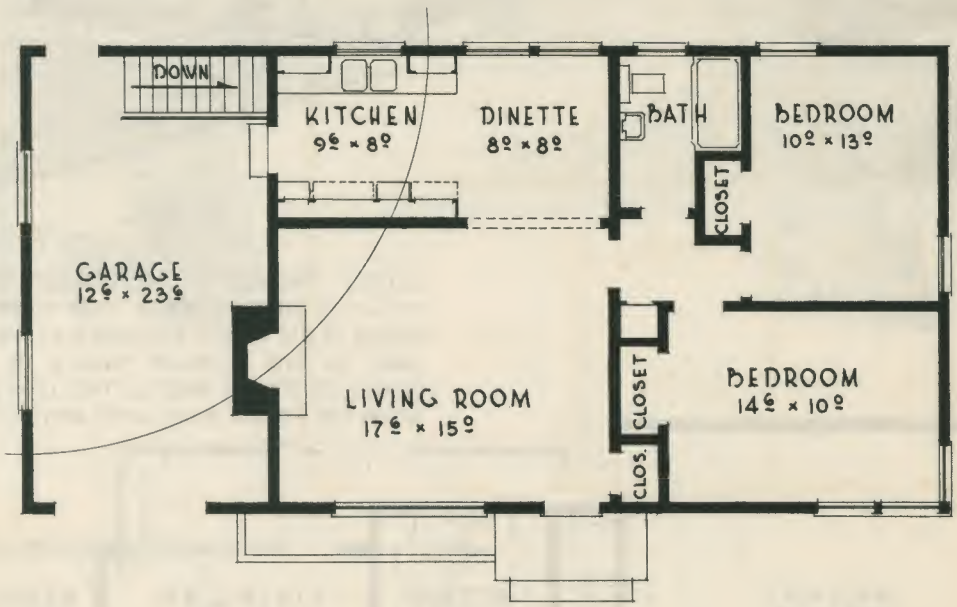


PLAN 1209

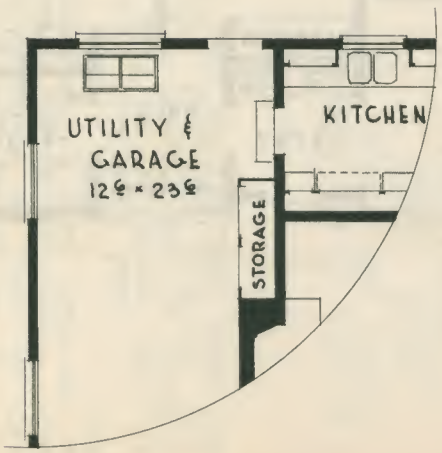
WIDTH 37⁰
DEPTH 25⁶
AREA 943□



PLAN 1247
WIDTH 49'
DEPTH 24'6"
AREA 882 SQ. FT.



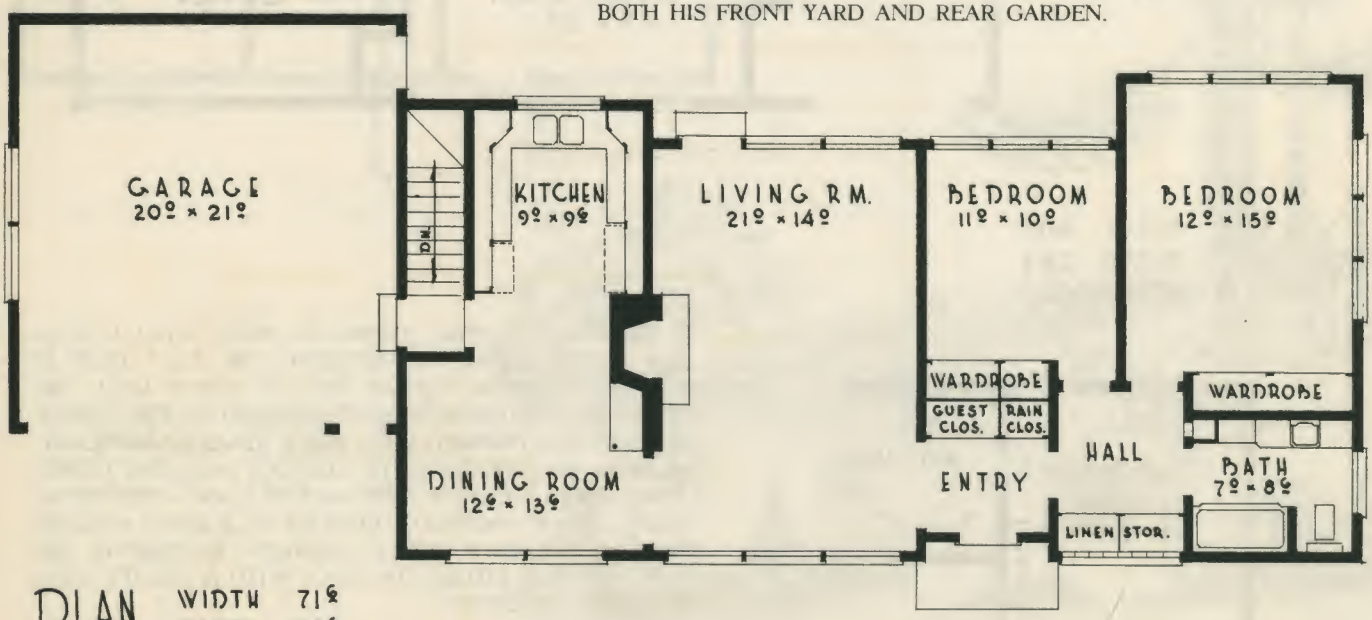
PLAN 1247 A
WIDTH 49'
DEPTH 24'6"
AREA 882 SQ. FT.



AN ECONOMICAL TWO-BEDROOM HOME WITH UNUSUALLY LARGE ROOMS, CONSIDERING THE FACT THAT IT CONTAINS ONLY 882 SQUARE FEET OF FLOOR AREA. THE ATTRACTIVE EXTERIOR IS ACCOMPLISHED BY THE USE OF SHAKE SIDING TRIMMED WITH BRICK VENEER AND PLANTING BOX. BY EXTENDING THE CORNICE OVER THE ENTRY, LIVING ROOM WINDOW AND GARAGE DOOR, ADDITIONAL PROTECTION IS PROVIDED WITHOUT REQUIRING A MAJOR BREAK IN THE ROOF DESIGN. WORKING BLUEPRINTS ARE AVAILABLE FOR EITHER THE PLAN WITH A UTILITY AREA OR WITH A BASEMENT.



NOTICE THE RAISED HEARTH SITUATED IN THE 12/6 x 13/6 DINING ROOM. THIS IS TRULY AN UNUSUAL PLAN WHICH PROVIDES A LARGE WINDOW AREA IN THE OUTSIDE WALLS OF THE LIVING ROOM THROUGH WHICH THE OWNER MAY SEE BOTH HIS FRONT YARD AND REAR GARDEN.



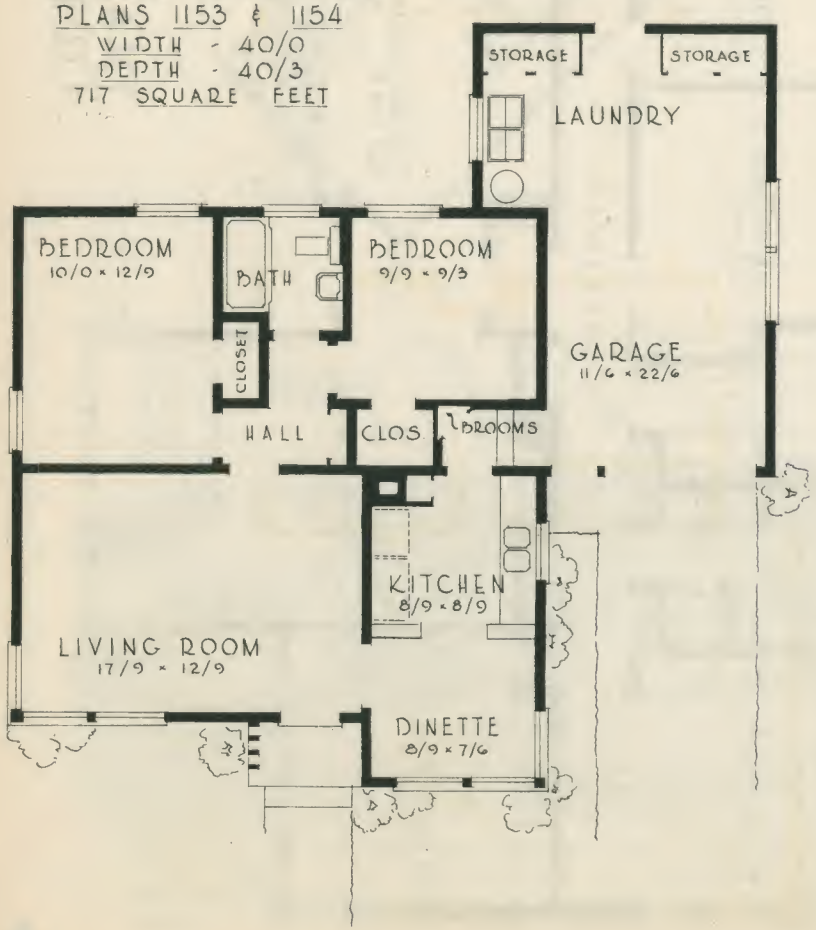
PLAN 1212

WIDTH 71⁶
DEPTH 28⁰
AREA 1188 SQ. FT.

TWO CHARMING EXTERIORS ARE OFFERED FOR THIS EXCELLENT SMALL HOME PLAN. EVERYONE REALIZES THAT THE SMALLER THE HOME, THE SMALLER THE ROOMS AND THE FEWER THE FEATURES INCORPORATED INTO THE PLAN. THEREFORE THE MANY UNUSUAL IDEAS INCLUDED IN THIS HOME MAKE IT AN EXCEPTION TO THE GENERAL RULE.

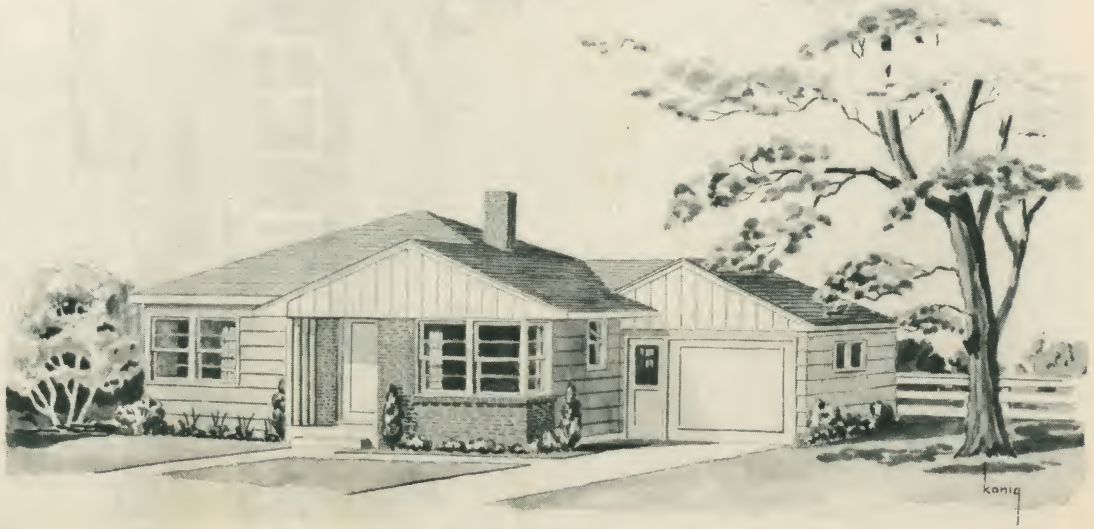
TAKE PARTICULAR NOTE OF THE FACT THAT YOU MUST ORDER BY THE PLAN NUMBER UNDER THE EXTERIOR OF YOUR CHOICE. THE FLOOR PLAN IS THE SAME FOR BOTH EXTERIORS. CONTRACTORS HAVE USED THE HOMES SIDE BY SIDE WITH GREAT SUCCESS.

FLOOR PLAN FOR
PLANS 1153 & 1154
WIDTH - 40/0
DEPTH - 40/3
717 SQUARE FEET





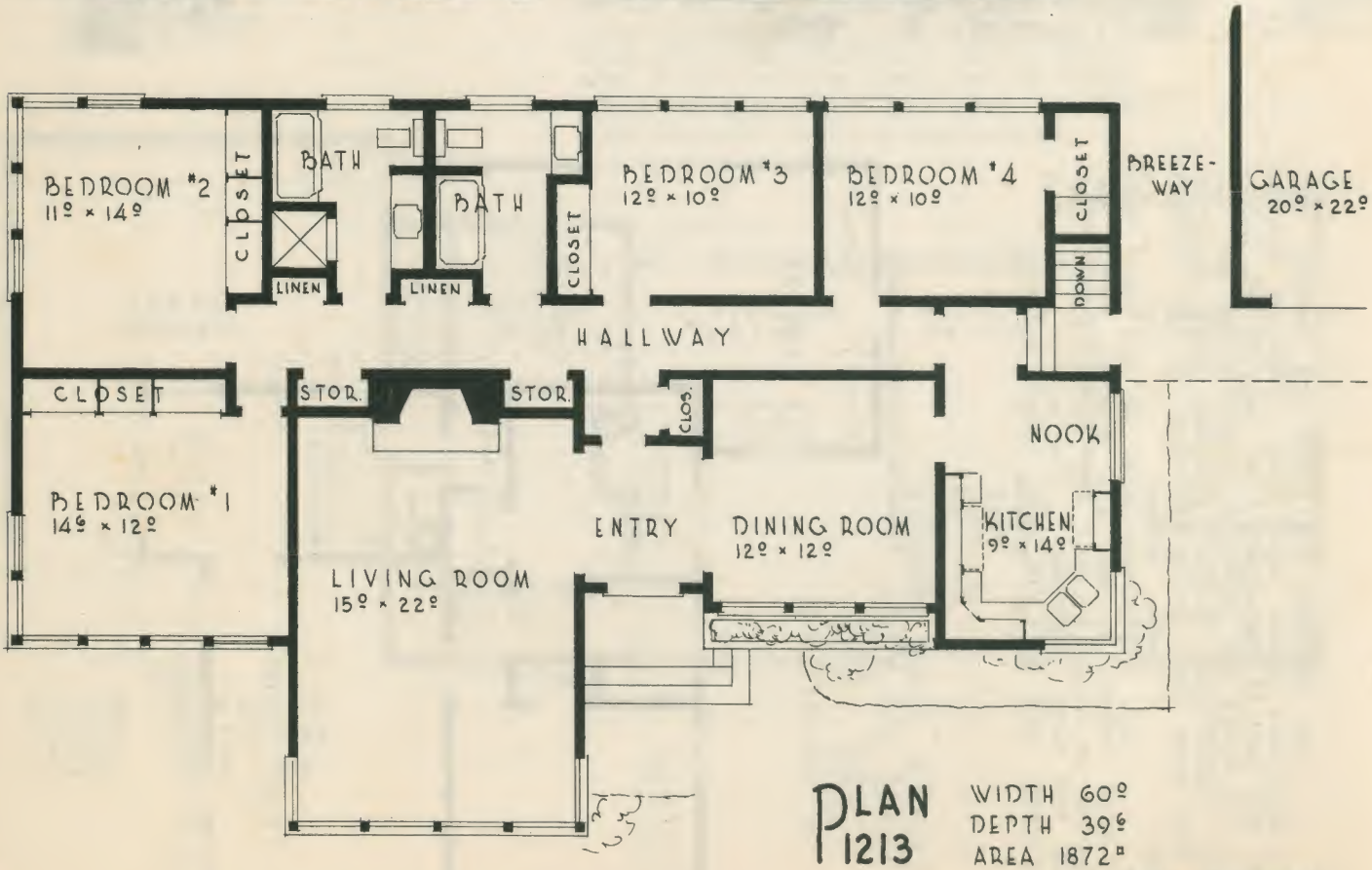
PLAN 1153



PLAN 1154

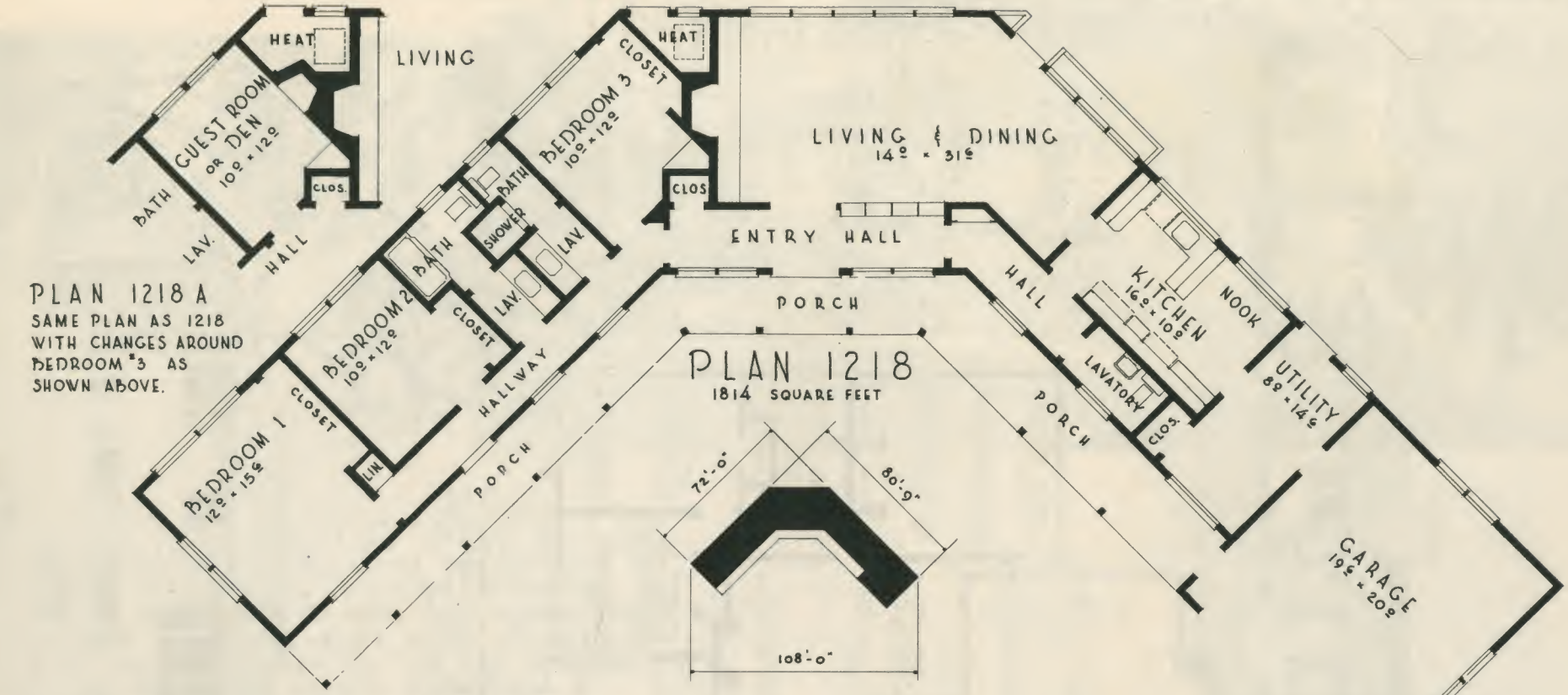
A FOUR-BEDROOM RANCH-STYLE HOME WITH DUAL PLUMBING, 15/0 x 22/0 LIVING ROOM, SPACIOUS DINING ROOM AND NOOK AREA, A U-SHAPED KITCHEN, AND AN EFFICIENT FLOW OF TRAFFIC PROVIDED BY THE LARGE ENTRY AND CENTRAL HALLWAY.





PLAN 1213

WIDTH 60º
DEPTH 39º
AREA 1872□
(WITHOUT GARAGE)



PLAN 1218 A

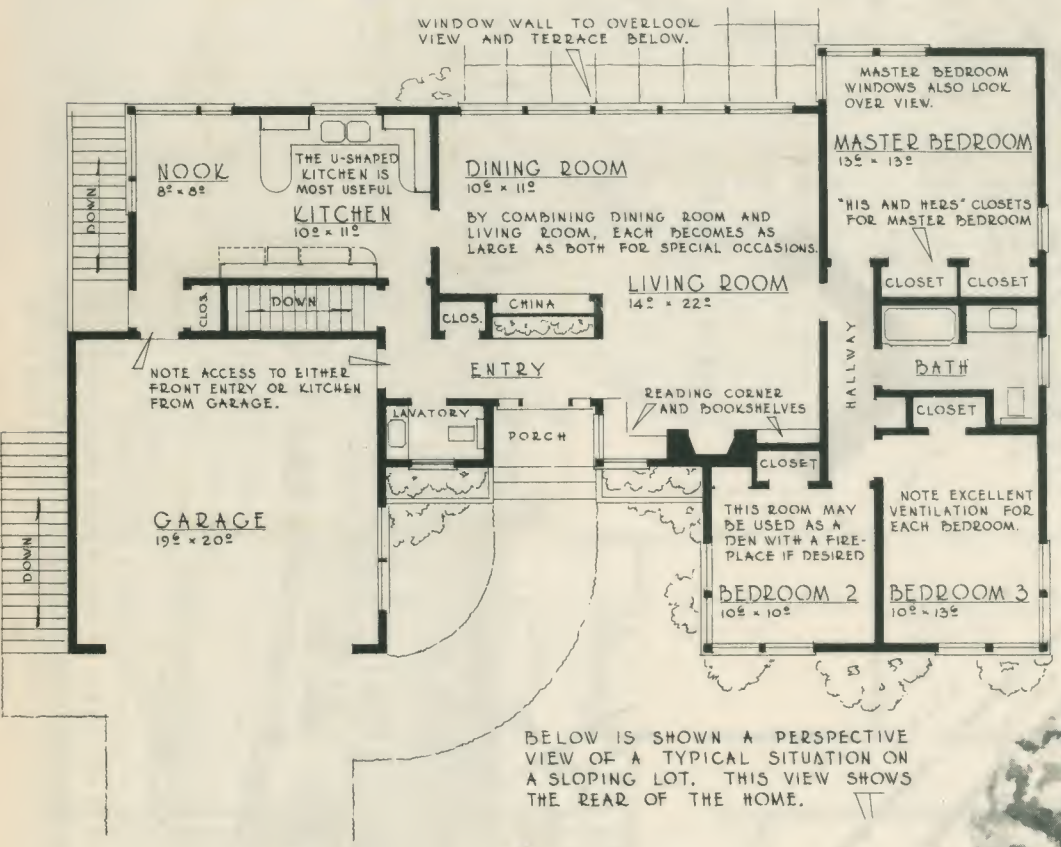
SAME PLAN AS 1218 WITH CHANGES AROUND BEDROOM #3 AS SHOWN ABOVE.

THIS PLAN APPEALS TO THOSE BUILDERS SEARCHING FOR A PLAN WITH AN EXTRA LARGE UTILITY ROOM. AMPLE SPACE IS PROVIDED IN THE LATTER AREA FOR LAUNDRY AND DEEP FREEZE APPLIANCES. BLUEPRINTS FOR THIS SUBURBAN OR COUNTRY HOME MAY BE OBTAINED BY USING THE PLAN ORDER FORM FOUND IN THIS BOOK.



PLAN 2001

- WIDTH 63'
- DEPTH 39'
- AREA 1513 □'



AS SHOWN BY THE TWO VIEWS WHICH ACCOMPANY THIS PLAN, THE HOME IS PRIMARILY DESIGNED FOR USE ON A SLOPING OR VIEW LOT. IT IS THE "DAYLIGHT BASEMENT" TYPE OF HOME. HOWEVER, THIS DOES NOT MEAN THAT THE HOME IS UNSUITABLE FOR A LEVEL LOT.

A SPECIAL FEATURE OF THE PLAN IS THAT BEDROOM 2 IS NATURALLY LOCATED SO THAT IT WOULD MAKE INTO A COMFORTABLE IN WHICH A FIREPLACE MAY BE PROVIDED.

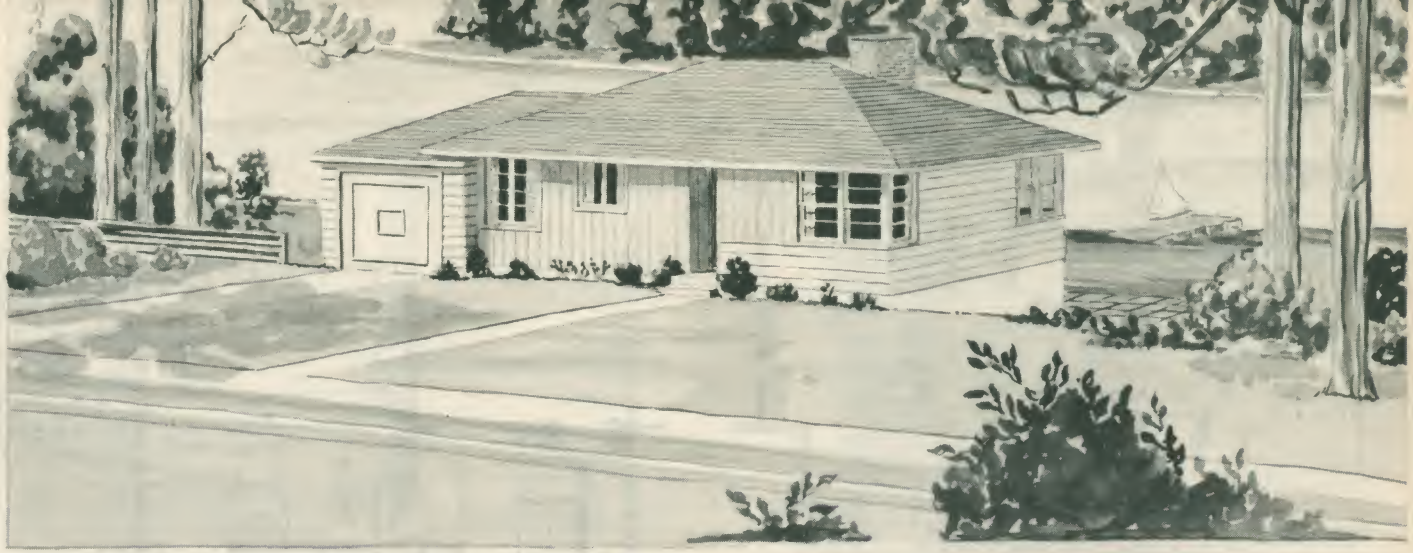
IN THE BASEMENT, WHICH CANNOT BE SHOWN DUE TO LACK OF SPACE, THERE IS A LARGE LAUNDRY ROOM, A PARTY ROOM WITH ADJOINING KITCHEN, A BATHROOM, A SPARE BEDROOM, A HOBBY ROOM, AND FURNACE ROOM.

BELOW IS SHOWN A PERSPECTIVE VIEW OF A TYPICAL SITUATION ON A SLOPING LOT. THIS VIEW SHOWS THE REAR OF THE HOME.



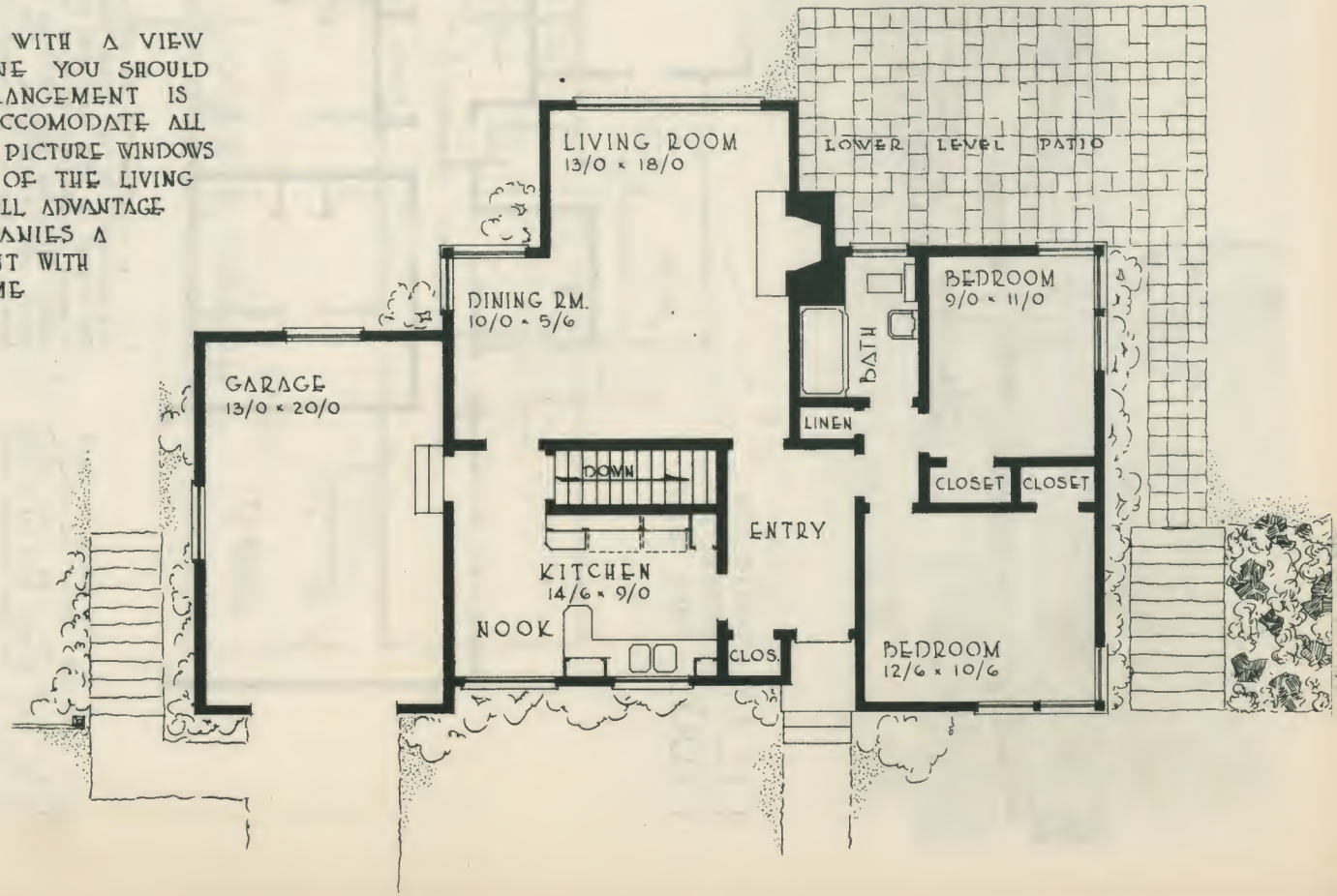
PLAN 1196

WIDTH - 49/6
DEPTH - 33/6
987 SQUARE FEET



IF YOU OWN A SLOPING LOT WITH A VIEW OUT THE REAR, PLAN #1196 IS ONE YOU SHOULD STUDY CAREFULLY. THE ROOM ARRANGEMENT IS PLANNED SO THAT THE HALLWAYS ACCOMODATE ALL TRAFFIC FROM ROOM TO ROOM. THE PICTURE WINDOWS EXTENDING ALMOST THE WHOLE WIDTH OF THE LIVING ROOM AND DINING AREA WILL TAKE FULL ADVANTAGE OF THE VIEW WHICH USUALLY ACCOMPANIES A SLOPING LOT. A "DAYLIGHT" BASEMENT WITH EXCELLENT POSSIBILITIES FOR A GAME ROOM OR EXTRA BEDROOM OPENS OUT ON THE LOWER LEVEL AND TAKES FULL ADVANTAGE OF THE LOT BY ALLOWING ACCESS TO A TERRACE IN THE REAR FOR BOTH PRIVACY AND RECREATION.

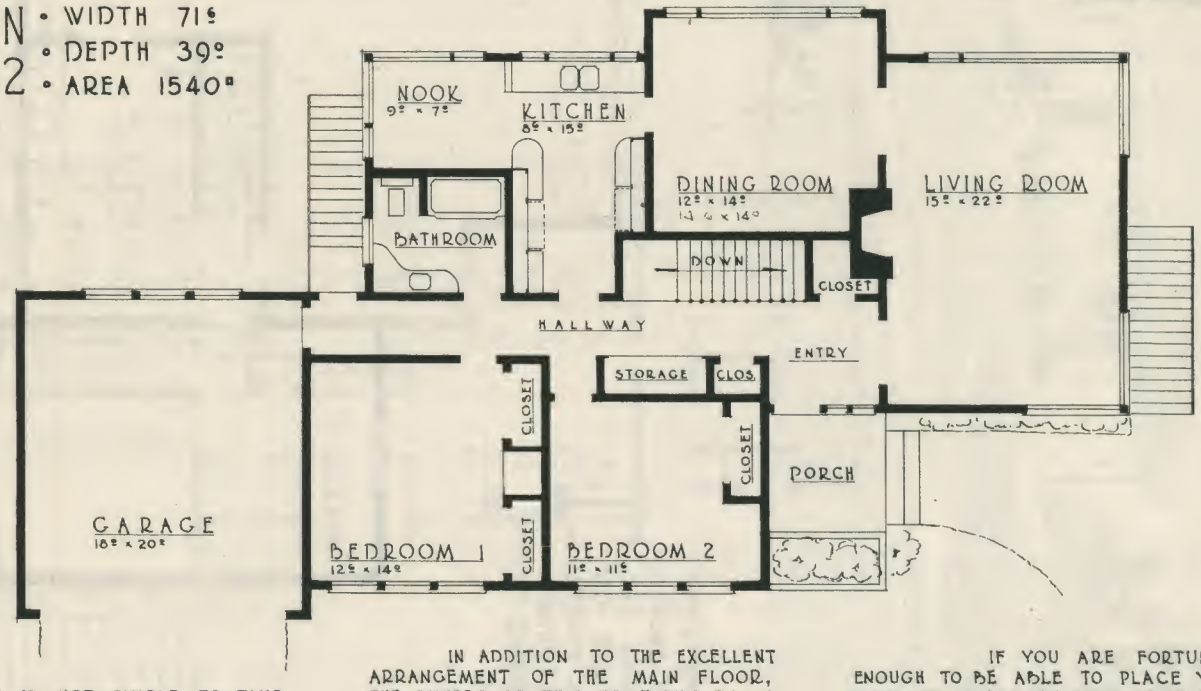
THIS PLAN IS ALSO ADAPTABLE TO ANY CONVENTIONAL LEVEL LOT WHERE IT IS DESIREABLE TO HAVE THE LIVING ROOM TO THE REAR AND OFF THE STREET.





PLAN 2002

- WIDTH 71'
- DEPTH 39'
- AREA 1540"



IT IS NOT SIMPLE TO TAKE SUCH COMPLETE ADVANTAGE OF A VIEW LOT AS THIS PLAN DOES. EACH OF THE MAIN ROOMS, EVEN THE KITCHEN, FEATURES A "PICTURE WINDOW" VIEW. AT NO SACRIFICE OF CONVENIENT AND PRIVATE ACCESS FROM ROOM TO ROOM.

IN ADDITION TO THE EXCELLENT ARRANGEMENT OF THE MAIN FLOOR, THE OWNERS OF THIS HOME WILL ENJOY A LARGE RECREATION ROOM, A FULL SIZED BEDROOM FOR REGULAR OR GUEST USE, A BATHROOM, AND A LAUNDRY ROOM ON THE LOWER LEVEL. MOST OF THESE ROOMS ALSO HAVE WINDOWS FACING THE VIEW.

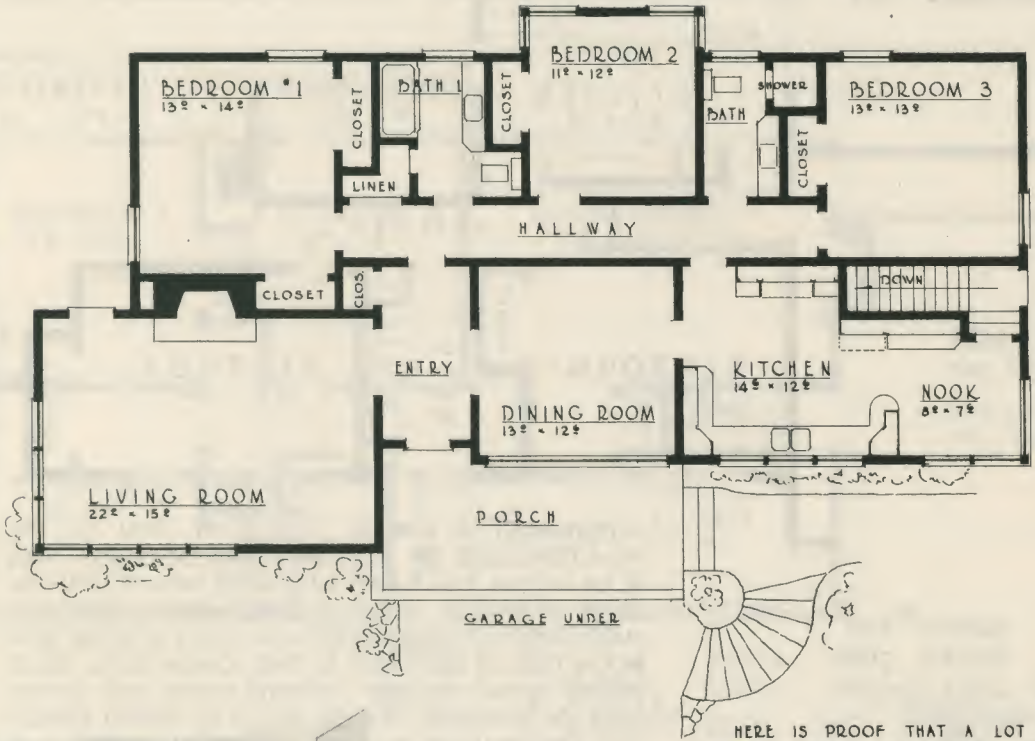
IF YOU ARE FORTUNATE ENOUGH TO BE ABLE TO PLACE YOUR HOME ON PROPERTY SUCH AS IS SHOWN IN THESE PERSPECTIVES, TAKE FULL ADVANTAGE OF THE LOVELINESS THAT NATURE OFFERS YOU. ENJOY THE VIEW SUMMER AND WINTER, WHETHER COOKING OR DINING, ENTERTAINING OR RESTING.

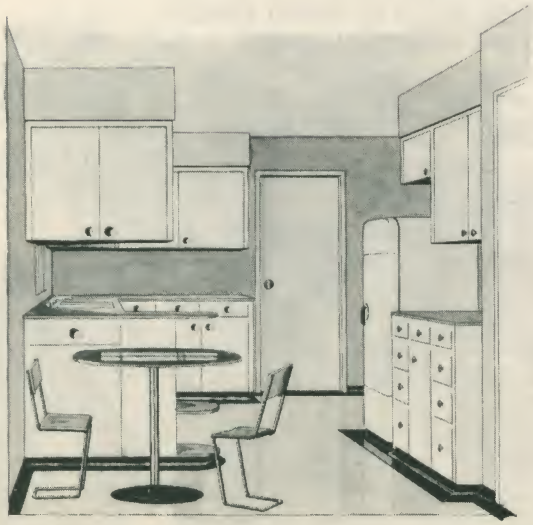




PLAN 2003

- WIDTH 66'
- DEPTH 36'
- AREA 1839 SQ. FT.





HERE IS PROOF THAT A LOT THAT SLOPES TOWARD THE STREET CAN BE USED TO GOOD ADVANTAGE IN PLANNING YOUR HOME. THOSE WHO HAVE NOT EXPERIENCED THE UTILITY OF HAVING THE GARAGE IN DIRECT CONNECTION WITH THE HOME HAVE NO IDEA OF THE EASE AND CONVENIENCE OF THIS ARRANGEMENT.

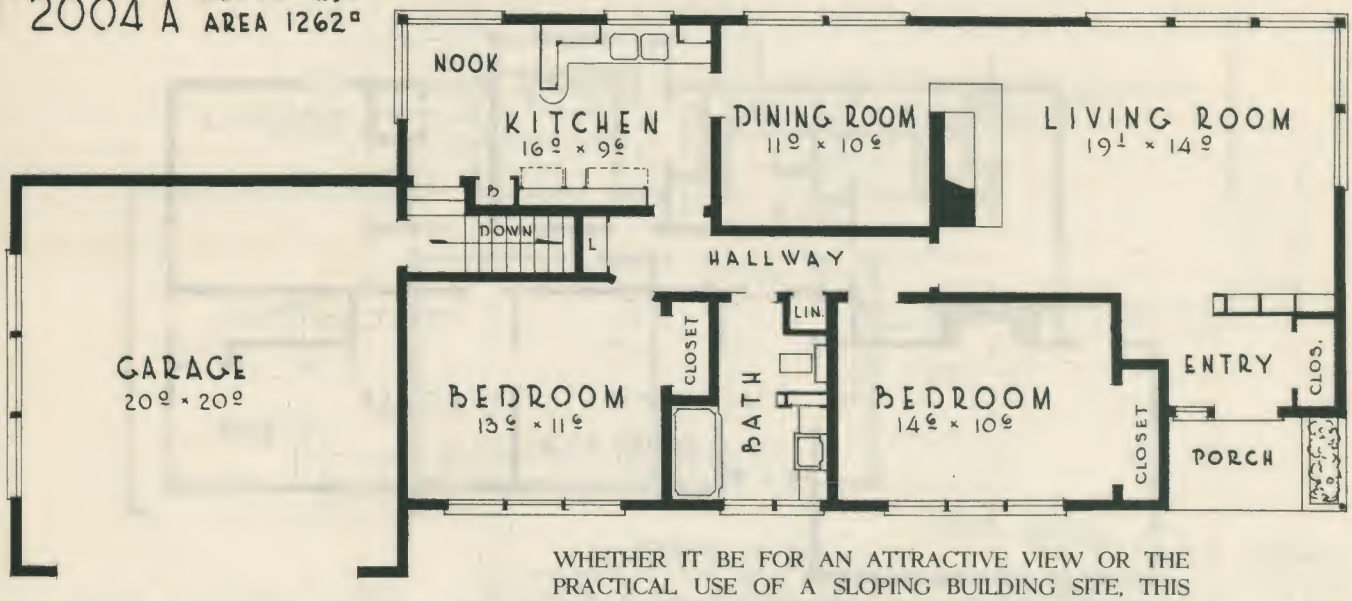
ON WARM SUMMER EVENINGS YOU WILL INSTALL YOURSELF ON THE FRONT PORCH IN YOUR FAVORITE CHAIR, A PASTIME WHICH UNFORTUNATELY, IN THIS ERA OF FOUR BY FOUR FRONT STOOPS IS RESERVED FOR ONLY A FEW.

ONCE INSIDE THE HOME THE ROOMY WELL-ARRANGED INTERIOR IS A JOY TO BEHOLD. A BATHROOM IS LOCATED CONVENIENTLY NEAR EACH BEDROOM. THE BEDROOMS THEMSELVES ARE LARGE AND AIRY EACH WITH AT LEAST ONE HUGE CLOSET. BECAUSE OF THE LARGE, DRAMATIC WINDOWS AND EXCELLENT WALL AREAS, THE LIVING ROOM AND DINING ROOM WILL PROVE TO BE A DECORATOR'S DELIGHT. THE KITCHEN IS SO LARGE AND COMPLETE THAT IT IS IMPOSSIBLE TO CHOOSE AN ANGLE FROM WHICH THE WHOLE ROOM CAN BE PICTURED.



PLAN 2004 A

WIDTH 70'
DEPTH 29'
AREA 1262 □



PLAN 2004

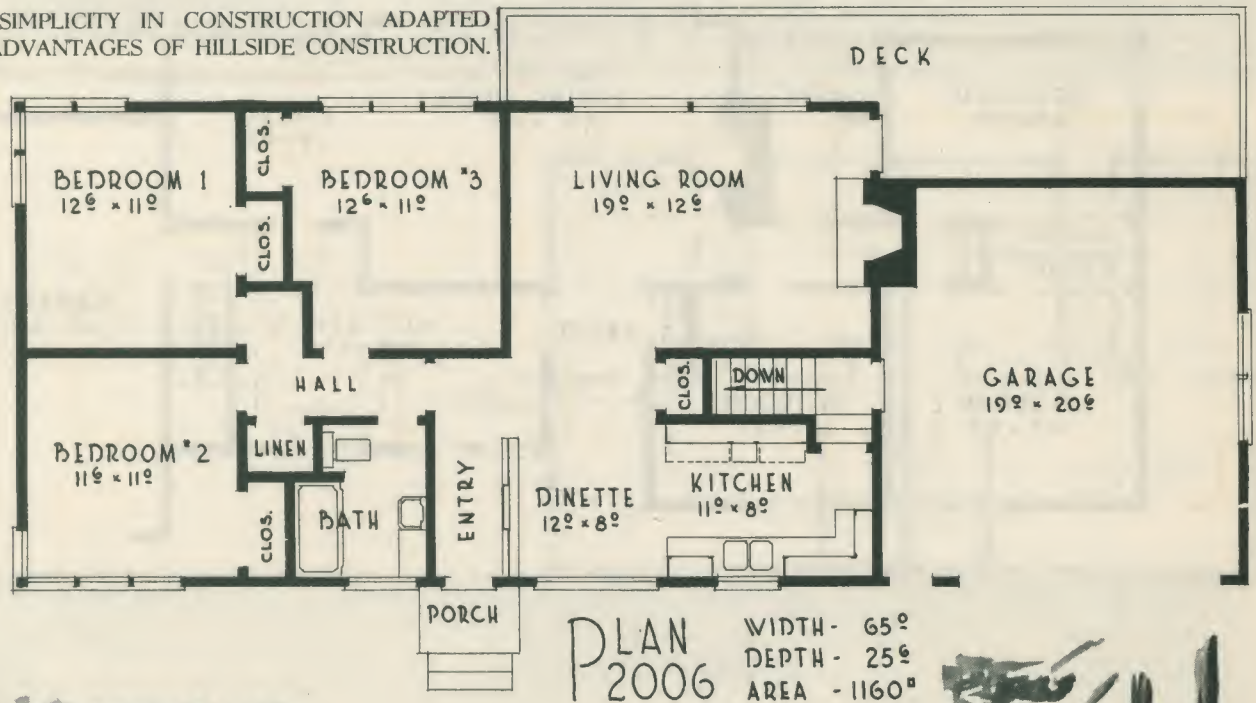
WIDTH 70'
DEPTH 29'
AREA 1262 □

WHETHER IT BE FOR AN ATTRACTIVE VIEW OR THE PRACTICAL USE OF A SLOPING BUILDING SITE, THIS PLAN OFFERS A DAYLIGHT BASEMENT AREA SUITED FOR MANY PURPOSES. A PARTY ROOM WITH FIREPLACE, WORKSHOP, LAUNDRY ROOM AND EVEN A SPARE BEDROOM CAN BE PROVIDED AT THE LOWER LEVEL. BLUEPRINTS SHOW HILLSIDE CONSTRUCTION FOR EITHER TYPE OF EXTERIOR. PLEASE INDICATE WHICH DESIGN YOU DESIRE WHEN PLACING YOUR PLAN ORDER.



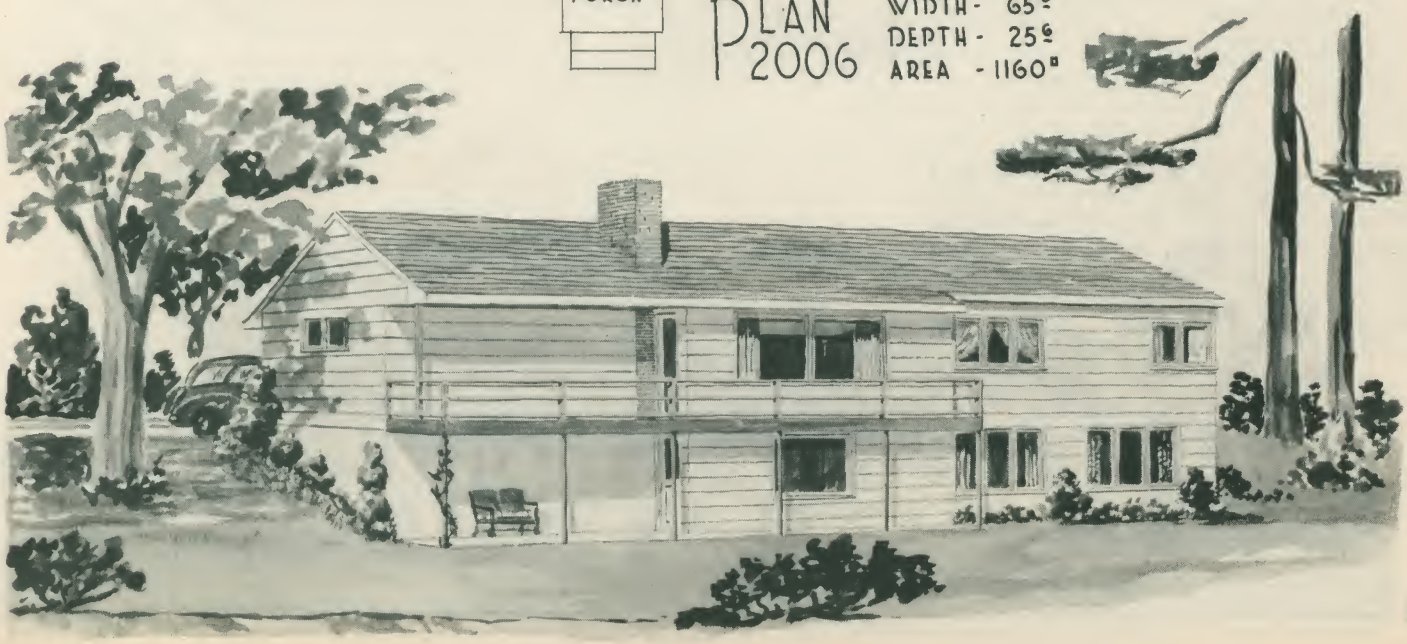


STREAMLINED SIMPLICITY IN CONSTRUCTION ADAPTED TO GAIN THE ADVANTAGES OF HILLSIDE CONSTRUCTION.



PLAN 2006

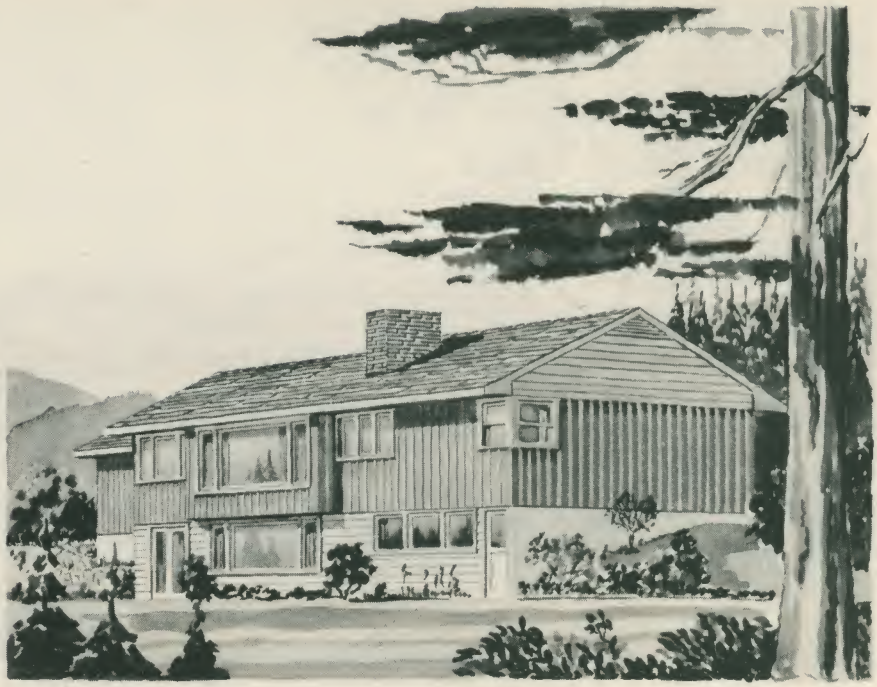
WIDTH - 65⁰
DEPTH - 25⁶
AREA - 1160□

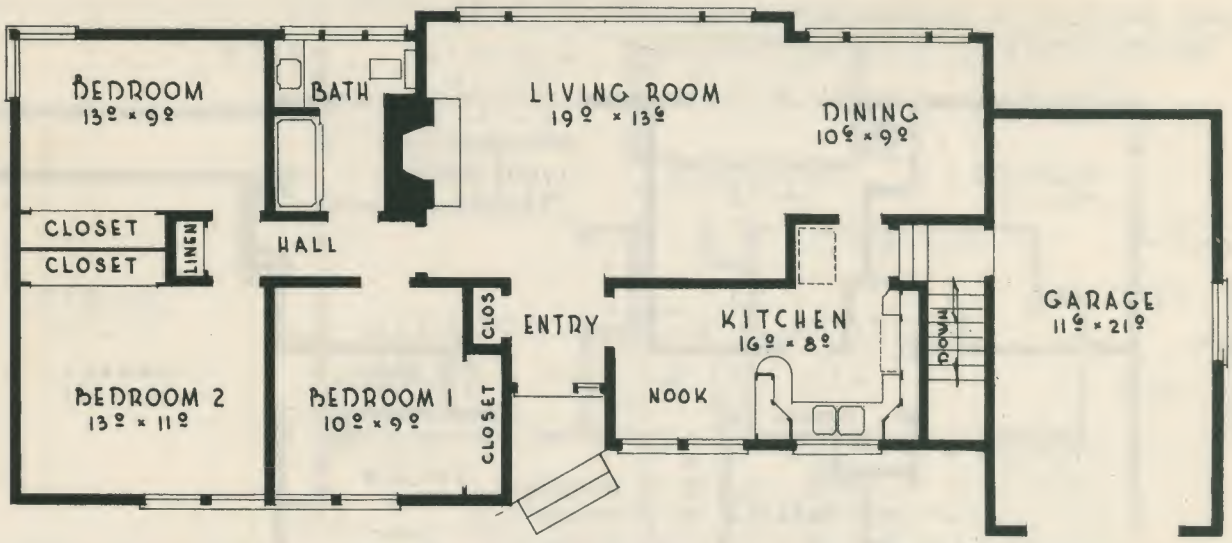


PLAN 2007 A

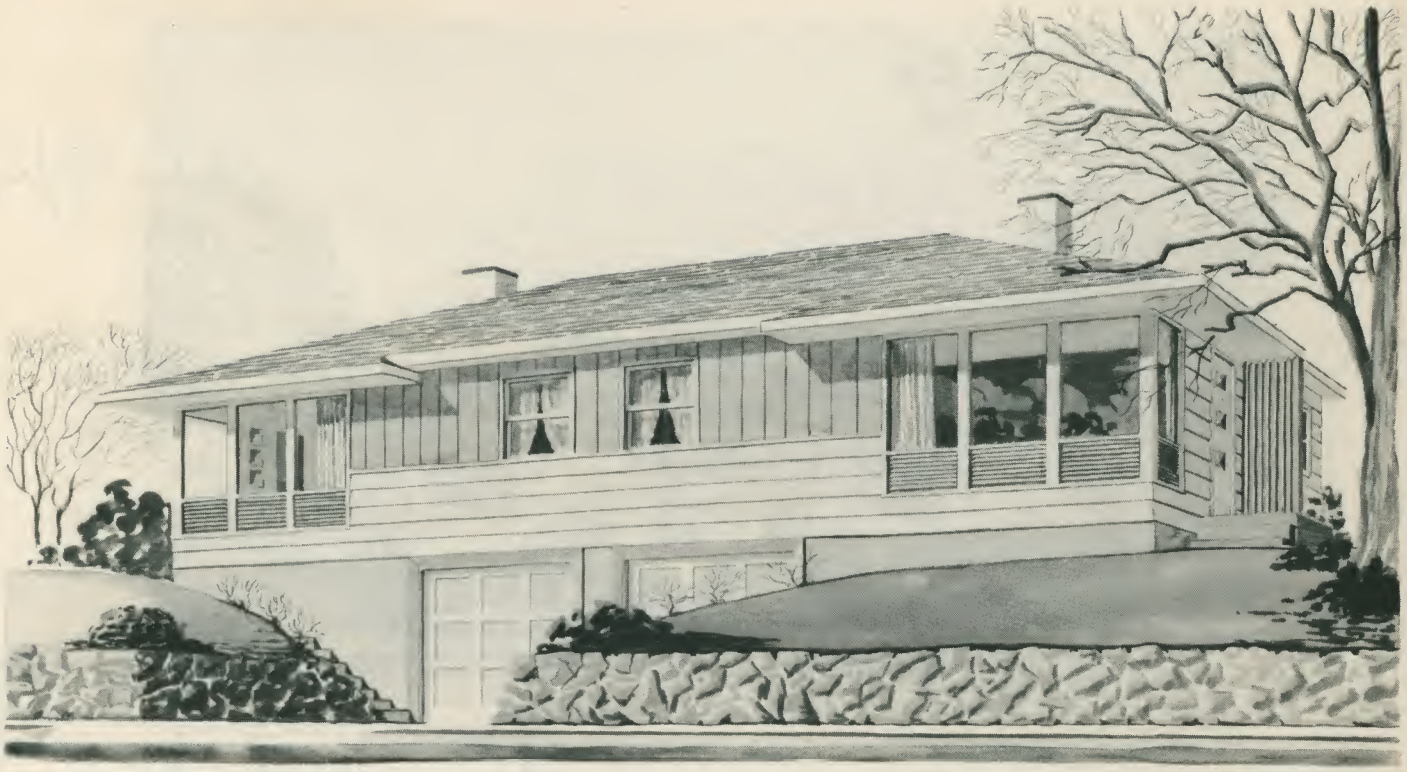
WIDTH 64'
DEPTH 27'
AREA 1228 □

THIS IS A THREE-BEDROOM PLAN SO ARRANGED AS TO MEET THE REQUIREMENTS OF THE HILLSIDE LOT OR A LEVEL PROPERTY THAT HAS ITS MAIN POINT OF INTEREST TO THE REAR OF THE BUILDING SITE. THE LIVING ROOM IS SITUATED IN SUCH A MANNER AS TO TAKE ADVANTAGE OF A REAR VIEW OR LOOK UPON ATTRACTIVE GARDENS.

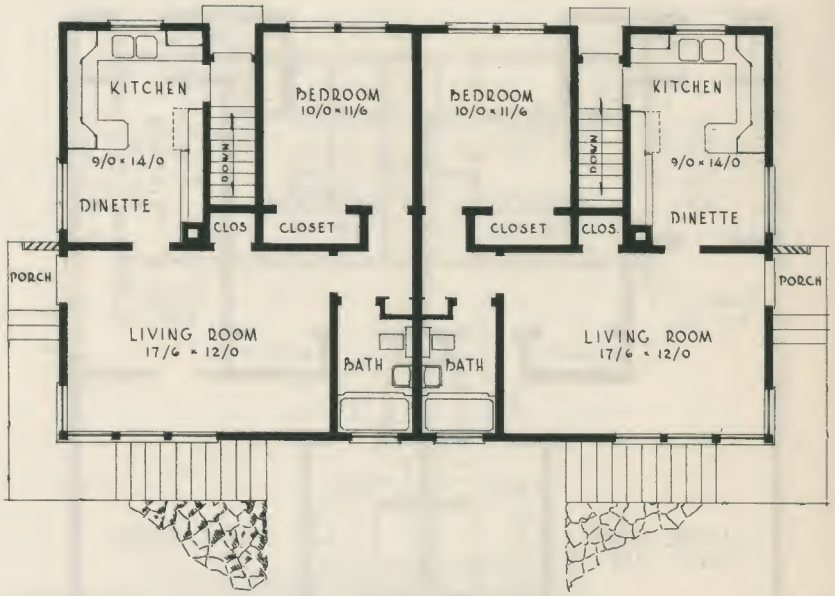








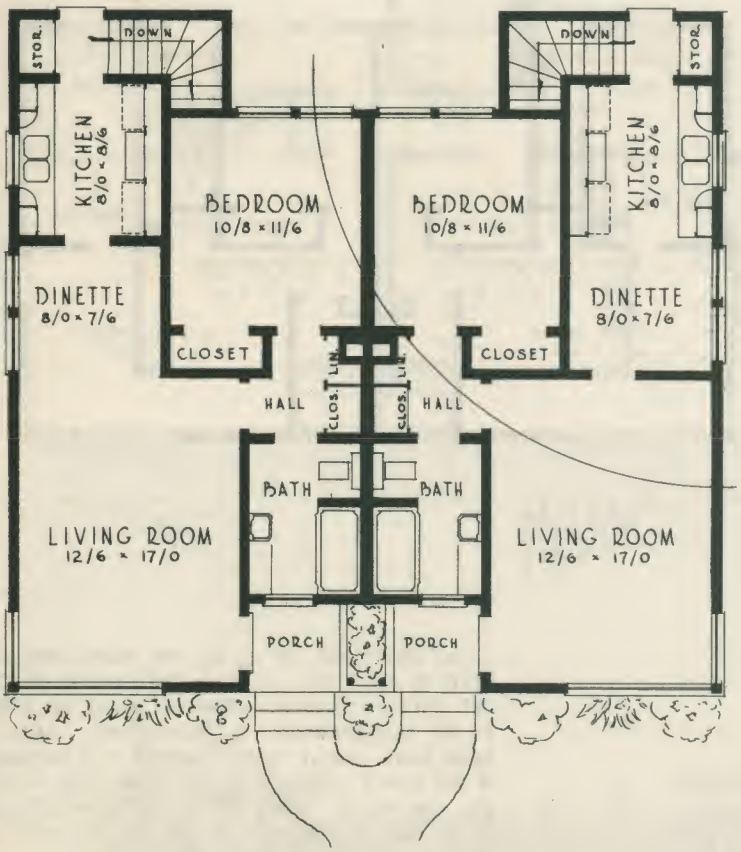
PLAN 514
- WIDTH 47⁸
- DEPTH 27⁶
- AREA 1298⁰



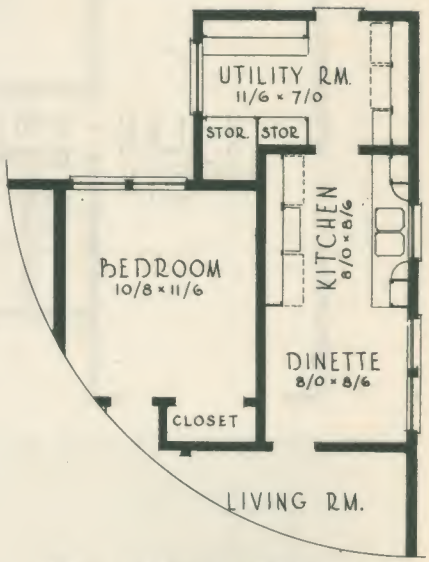


A 60 × 100 INSIDE LOT IS ALL THE SPACE YOU WILL NEED TO BUILD THIS CHARMING DUPLEX PLAN. ITS CLEAN CUT LINES ARE PLEASING FROM ANY ANGLE AS SHOWN BY THE ACCOMPANYING ILLUSTRATIONS. SMALLER THAN MANY SINGLE FAMILY HOMES IT IS DEFINATELY IN THE LOWER BRACKETS AS FAR AS BUILDING COSTS ARE CONCERNED. WHILE NOT ABSOLUTELY NECESSARY, A LOT THAT IS SOMEWHAT ABOVE STREET LEVEL IS MOST SUITABLE TO THIS PLAN.





PLAN 517
- WIDTH - 40'
- DEPTH - 38'
- AREA - 1372 □



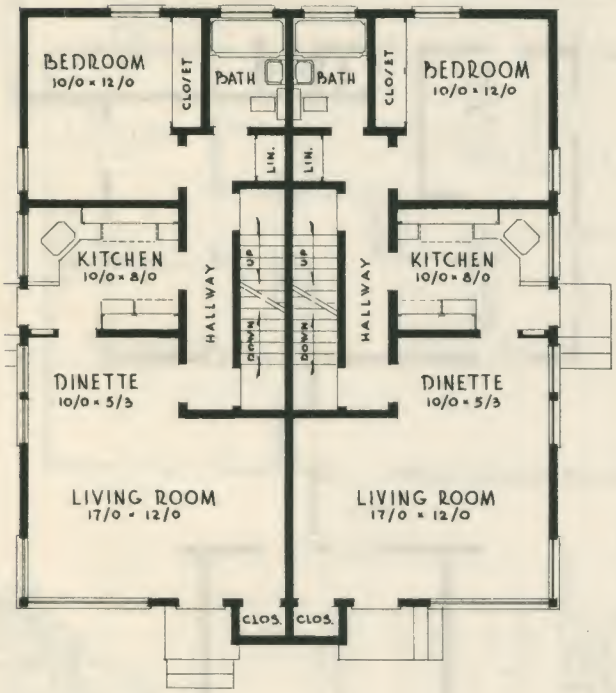
PLAN 517A
- WIDTH 40'
- DEPTH 42'
- AREA 1472 □

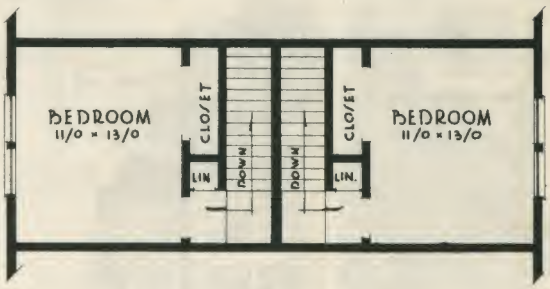
PLANS 517 AND 517-A HAVE BEEN DESIGNED TO HELP FILL THE NEED FOR GOOD DUPLEX HOMES. WITH EITHER BASEMENT OR UTILITY ROOM EACH SIDE IS AS COMFORTABLE AS AN INDIVIDUAL HOME. YOU WILL NOTE THAT THE DINING AREA IS SHOWN ON ONE SIDE AS PART OF THE LIVING ROOM AND ON THE OTHER AS PART OF THE KITCHEN. WHICHEVER ARRANGEMENT IS PREFERRED CAN BE USED ON BOTH SIDES AS EACH IS FULLY DETAILED ON THE PLANS. IF YOU WOULD LIKE TO HAVE FIREPLACES IN EACH UNIT WE CAN PROVIDE SUITABLE PLANS UPON REQUEST.

PLAN 515

- WIDTH 35'8"
- DEPTH 42'
- AREA 1428 □







PLAN 516

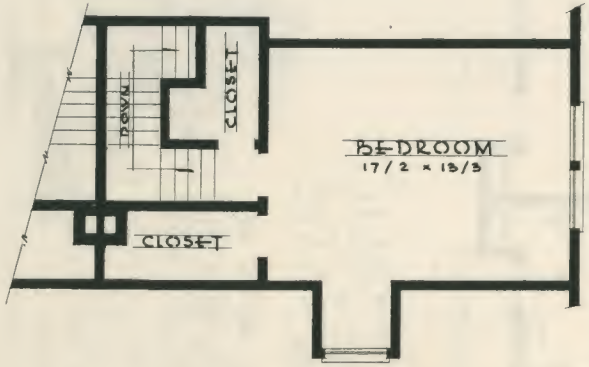
- WIDTH 35'8"
- DEPTH 42'
- AREA 1428 □



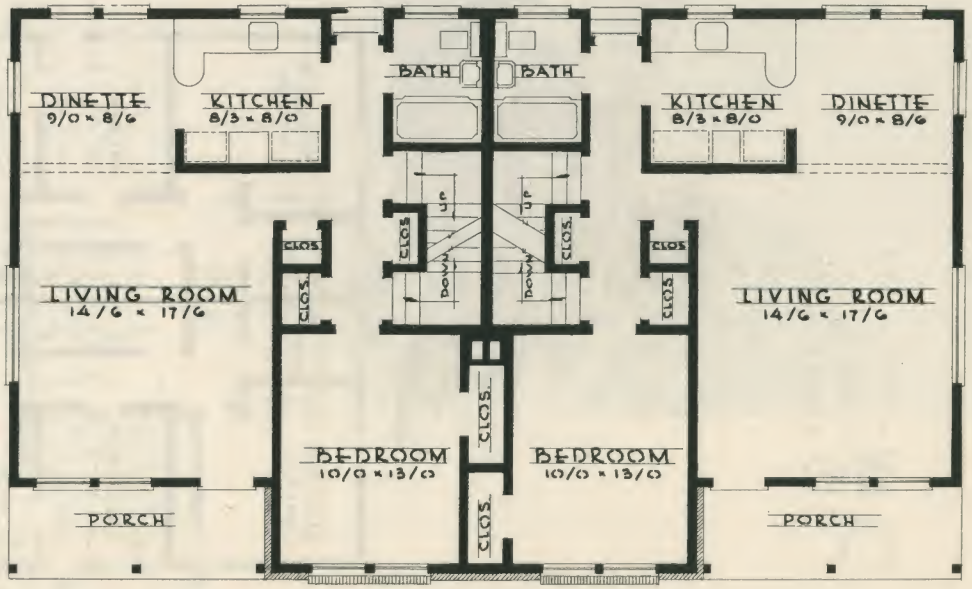


PLAN NO. 509

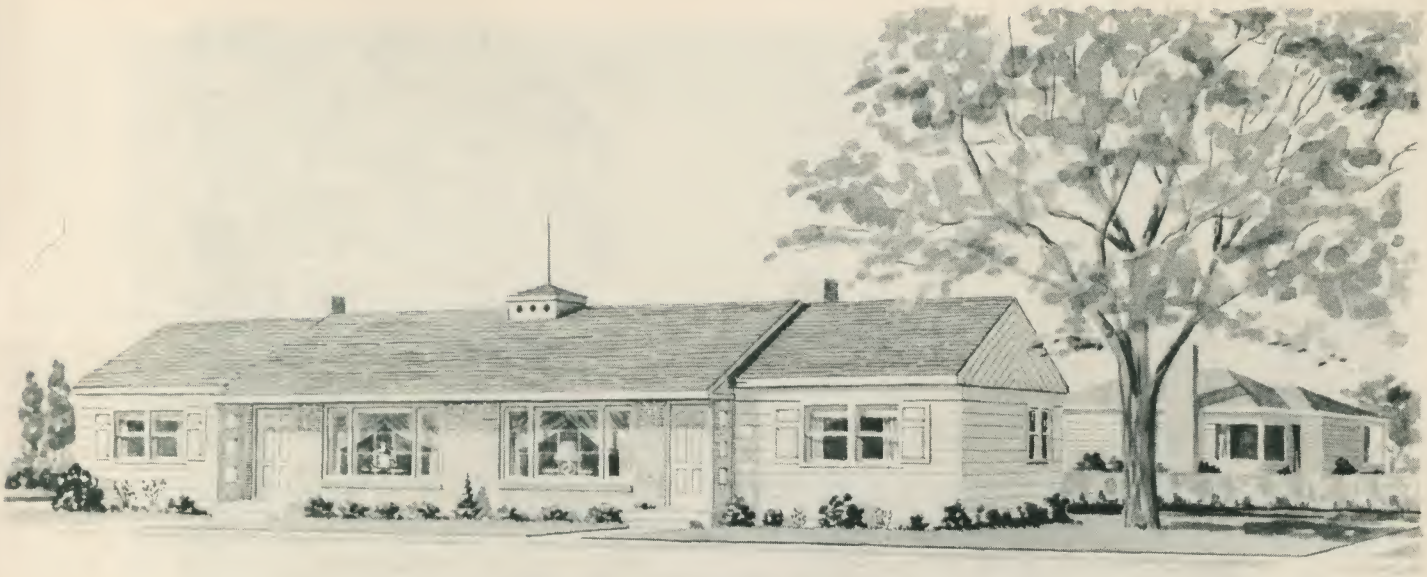
WIDTH - 54'0"
DEPTH - 32'0"
1578 SQUARE FEET - FIRST FLOOR.



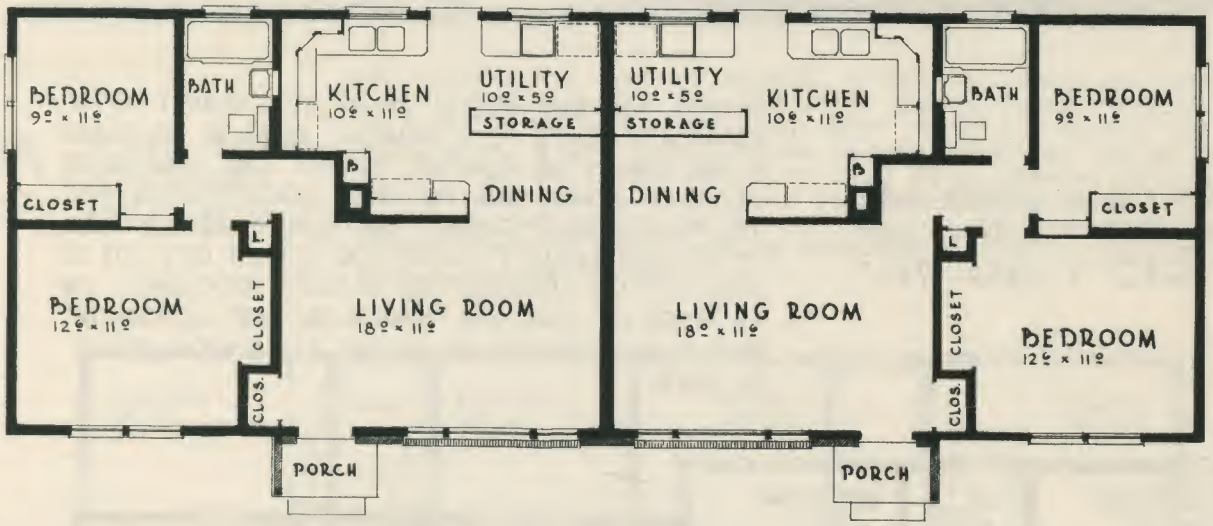
ONE HALF SECOND FLOOR PLAN.
OTHER SIDE SAME.



FIRST FLOOR PLAN



PLAN 518
- WIDTH 67'8"
- DEPTH 24'
- AREA 1624 SQ. FT.



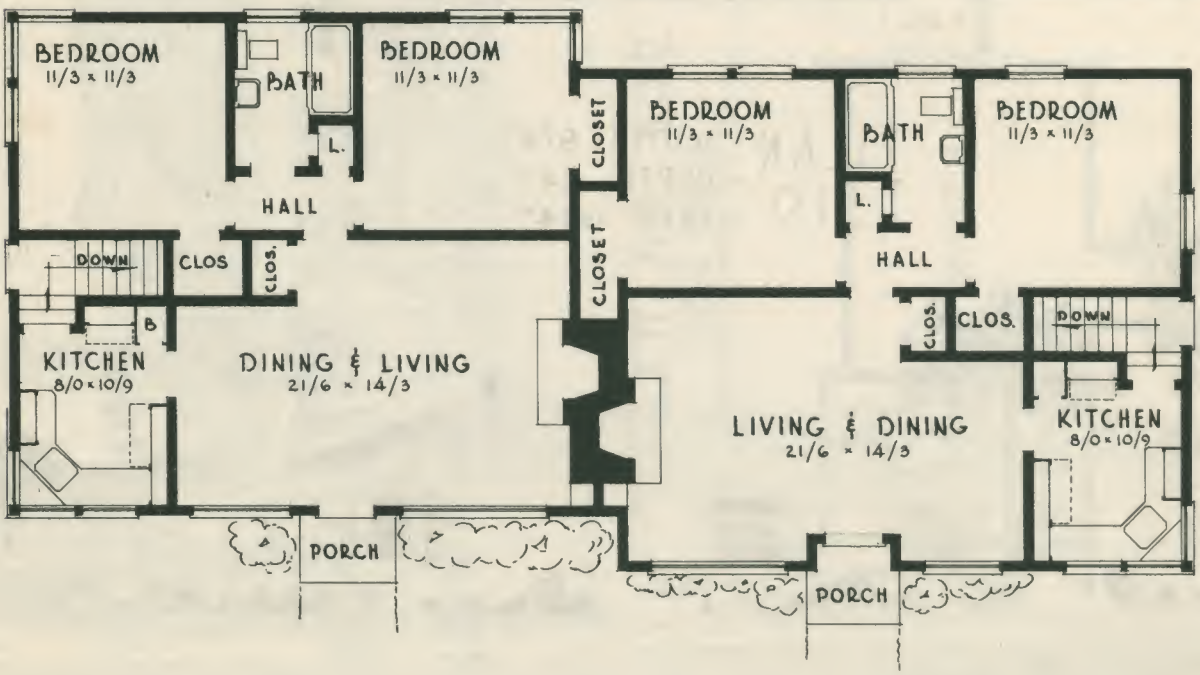
PLAN 519
- WIDTH 67'8"
- DEPTH 24'
- AREA 1624 SQ. FT.

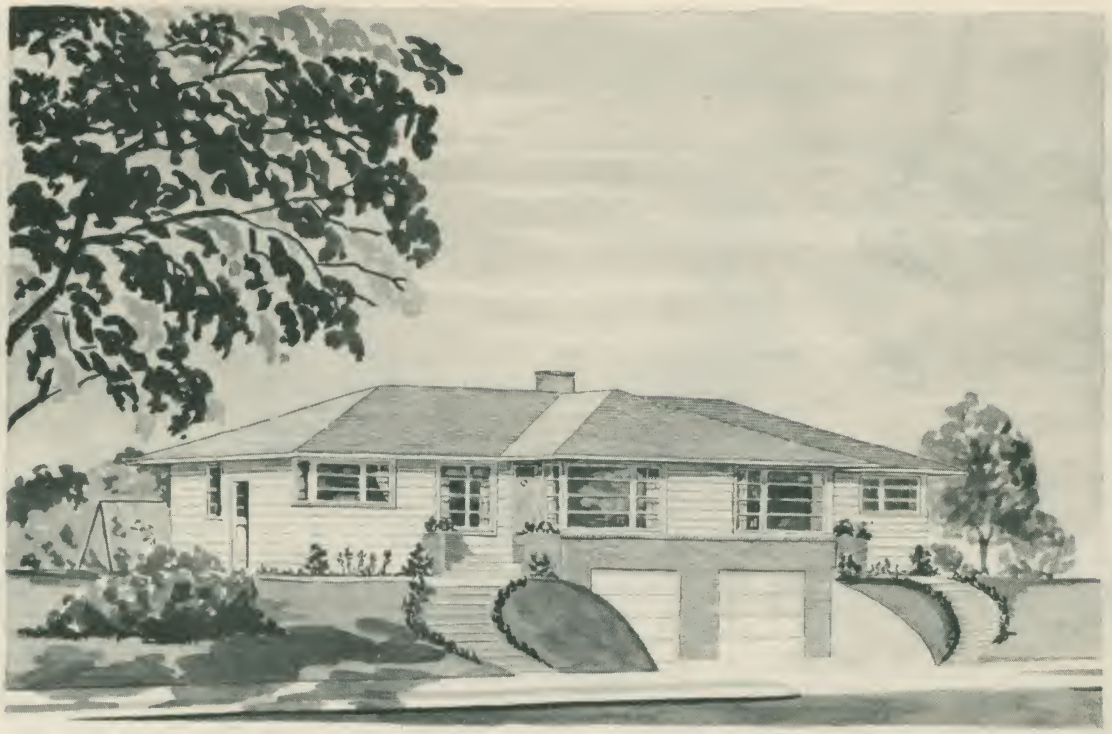




PLAN 513
- WIDTH 64º
- DEPTH 30º
- AREA 1722□

A WELL PLANNED DUPLEX IS AN IMPROVEMENT TO THE COMMUNITY AS WELL AS A FINANCIAL ASSET TO THE OWNER. IN THIS DUPLEX THE COMFORT, PRIVACY AND CONVENIENCE OF THE OCCUPANTS WAS THE PRIME CONSIDERATION. THAT THE PLAN IS ALSO COMPACT AND ECONOMICAL ONLY ADDS TO ITS DESIREABILITY. A 50×100 CORNER CITY LOT IS ADEQUATE FOR CONSTRUCTION IN MANY LOCATIONS. ON AN INSIDE LOT 100×100 WOULD BE BEST SUITED TO THIS PLAN ALTHOUGH AS LITTLE AS 85×100 COULD BE USED.

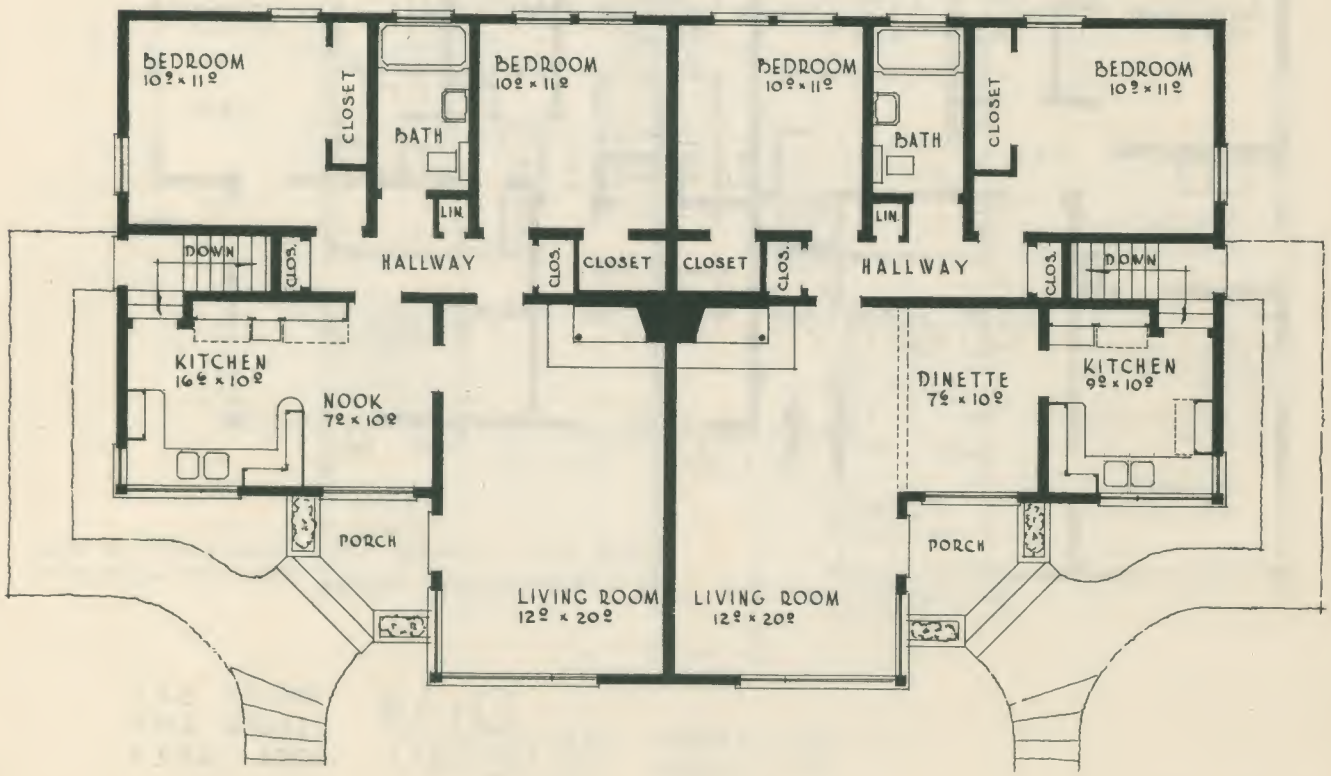




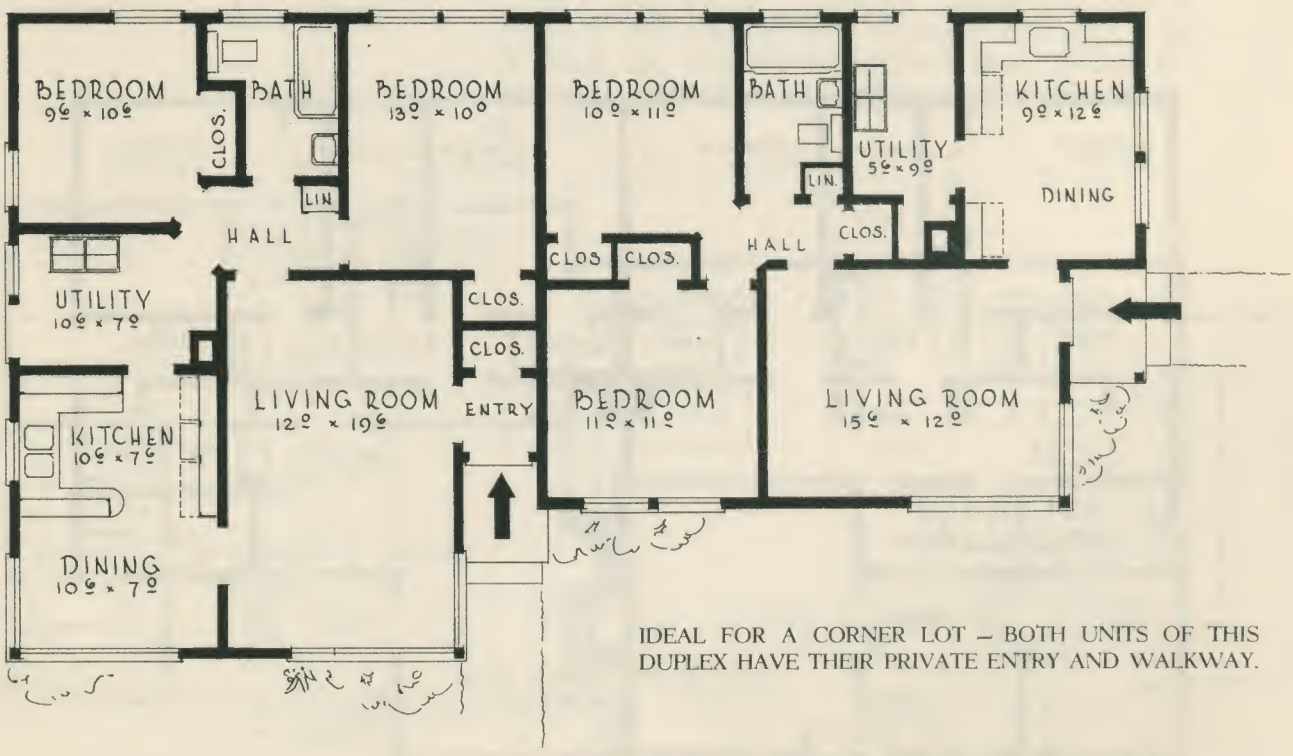
PLAN 512

WIDTH 59ft
DEPTH 36ft
AREA 1807 sq

FOR A COMFORTABLE HOME AND EXCELLENT INCOME THIS LOVELY TWO FAMILY HOME IS HARD TO EQUAL. FROM THE ECONOMICAL CONVENIENCE OF THE GARAGE UNDER THE HOUSE TO THE SIMPLE "TWO VALLEY" ROOF, THIS PLAN IS DESIGNED FOR COMFORT AND ECONOMY. IN SOME CASES, DEPENDING ON ZONE RESTRICTIONS THIS DUPLEX CAN BE BUILT ON A 50×100 CORNER LOT. IN ANY CASE A 75×100 INSIDE OR CORNER LOT IS ADEQUATE FOR LOCATING THIS DUPLEX. YOU WILL NOTICE IN STUDYING THIS PLAN, THAT THE KITCHEN AND DINETTE SECTIONS ARE SLIGHTLY DIFFERENT. YOU CAN BUILD THEM AS SHOWN, OR IF YOU FAVOR ONE ARRANGEMENT OVER THE OTHER YOU CAN BUILD BOTH SIDES THE SAME.





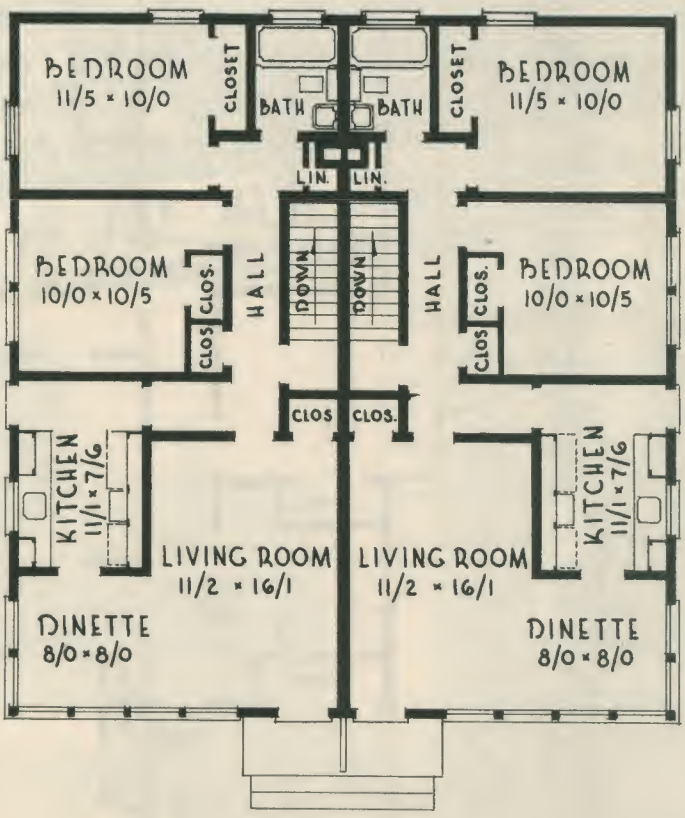


IDEAL FOR A CORNER LOT – BOTH UNITS OF THIS DUPLEX HAVE THEIR PRIVATE ENTRY AND WALKWAY.

PLAN 520

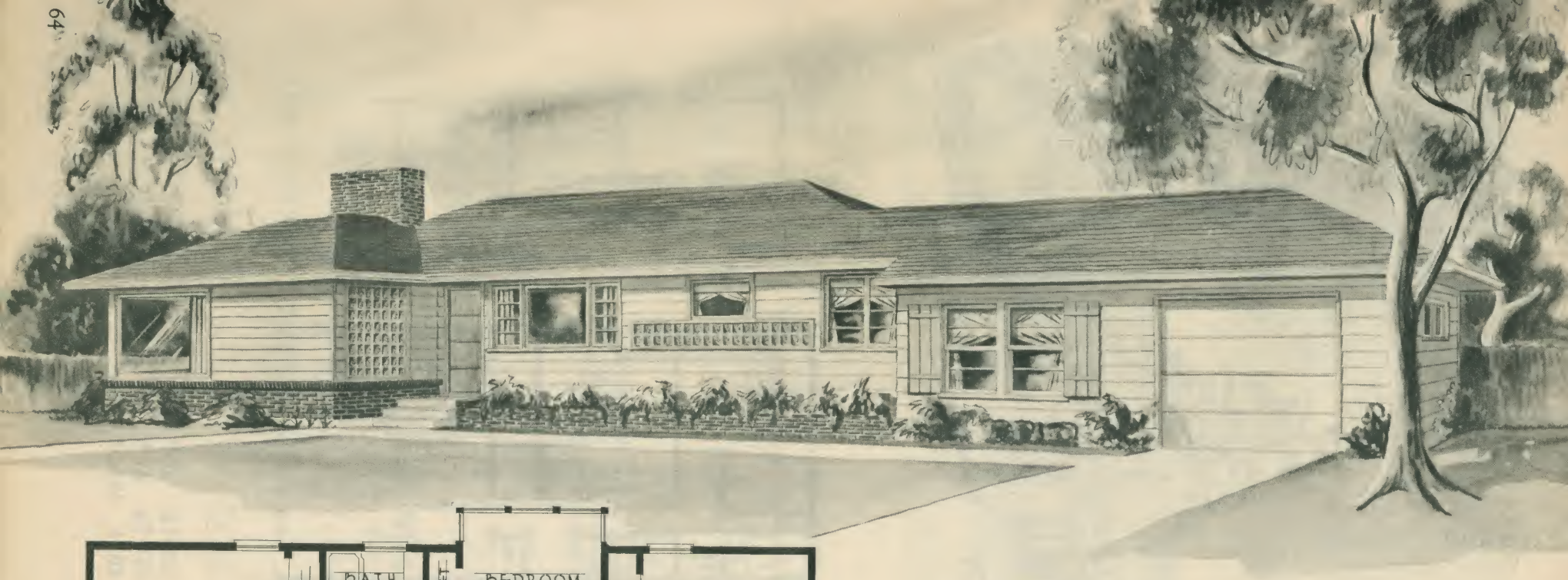
WIDTH 34⁰
LENGTH 60⁰
AREA 1692 ᵘ

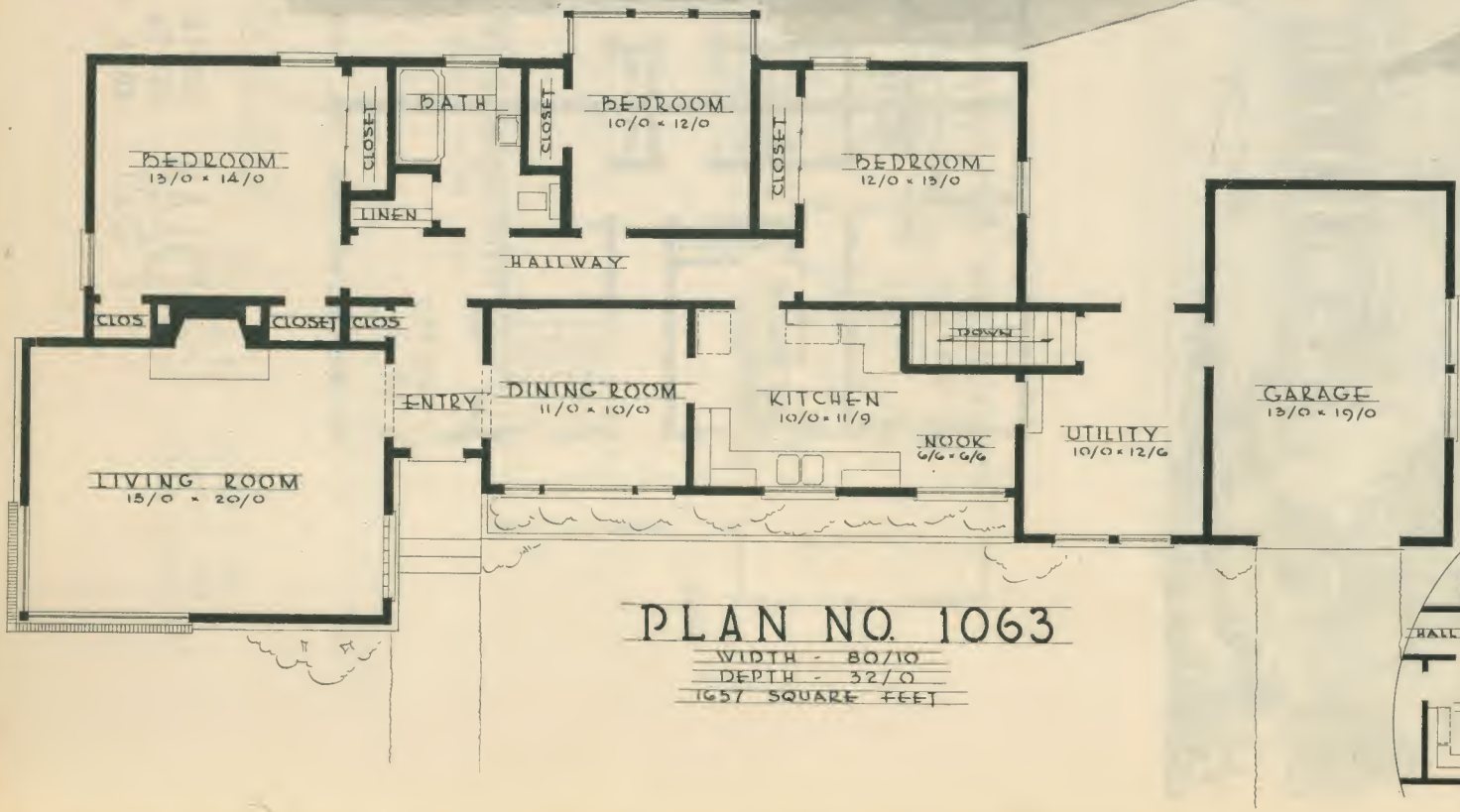




PLAN 521

WIDTH 40⁰
DEPTH 42⁰
AREA 1680□

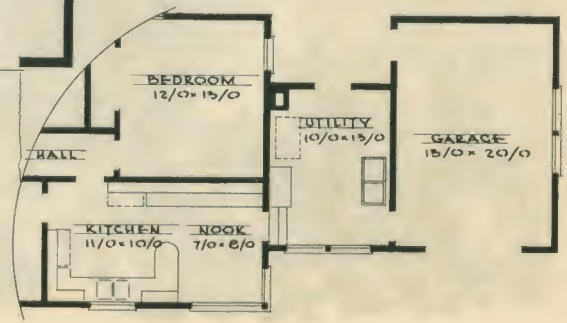




PLAN NO. 1063

WIDTH - 80/10
DEPTH - 32/0
1657 SQUARE FEET

PLAN 1063 IS AVAILABLE WITH OR WITHOUT A BASEMENT AS SHOWN BY THE FLOOR PLAN DIAGRAMS ON THIS PAGE. FOR PLAN WITH BASEMENT SIMPLY ORDER PLAN 1063; WITHOUT BASEMENT ORDER 1063-G, SHOWN BELOW. BOTH PLANS CONTAIN MANY FEATURES SUCH AS THE SEPARATE ENTRY HALL, THE NUMEROUS, LARGE CLOSETS THROUGHOUT, THE EXCELLENT KITCHEN ARRANGEMENT AND LARGE BREAKFAST NOOK. THESE AND MANY ADDITIONAL FEATURES CONTRIBUTE TO THE POPULARITY OF THIS HOME.

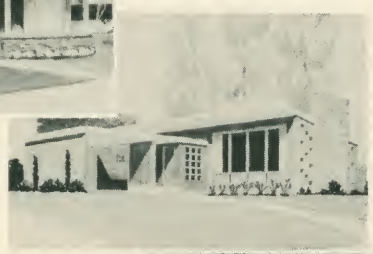


PLAN NO. 1063-G

MORE HOMES PLANNED FOR COMFORTABLE LIVING and ECONOMICAL CONSTRUCTION







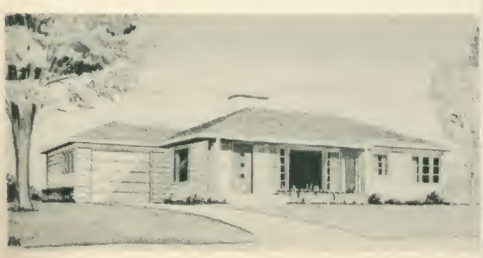
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